

**HOUSING ELEMENT
VOLUME II**

HOUSING NEEDS ASSESSMENT

II. HOUSING NEEDS ASSESSMENT

A. Purpose

This section forms the foundation upon which goals, objectives, policies, and recommendations and implementing actions are based. This foundation includes an analysis of the housing needs of all segments of the current and projected San Diego population and describes the special housing needs of individual segments of the population.

B. Key Findings

- **As of July 1998 the median price of a resold house in San Diego County was \$215,000, representing a 18 percent increase from 1997 and a 23 percent increase from 1995. Consequently, the National Association of Homebuilders recently ranked San Diego as the 15th least affordable homeowner market in the country.**
- **As of 1998, as the economy heated up again, only about 25 percent of San Diego households could afford the median priced home of \$215,000. This homeownership affordability rate was much higher in March 1994 (during the recessionary period), reaching 40 percent, when the median priced home was \$181,500.**
- **The average rental rate, according to Market Profiles Inc., increased by 8 percent countywide, between May 1997 and May 1998.**
- **Centre City Development Corporation - Since the inception of the downtown redevelopment program in the 1970's, a total of 3,899 dwelling units has been constructed or rehabilitated. Of these units, 36 percent have been for low and moderate income residents, including 59 percent (21 percent overall) for very low-income residents.**
- **In 1997, between 24% and 33% of all single-family houses sold in the United States were manufactured (mobile homes). Since 1980, manufactured housing has represented more than 14 percent of all U.S. housing production. As of January 1997, the City of San Diego had 5,725 occupied mobile home units.**
- **There are two major factors which threaten the future of mobile home units, an important source of affordable housing. First, the high cost of land makes it more profitable to seek more intensive forms of land development which usually offers a greater return to the investor than mobile home parks. Second, the advantage of reduced construction financing associated with**

manufactured housing tends to be canceled out when a discretionary land use permit is required by the City since the permit processing time may be lengthy.

- **Over 5,300 affordable housing units are potentially “at risk” of converting to market rate status due to expiring federal or local regulatory agreements, between fiscal year 2000 and fiscal year 2009. About 5,000 are at risk between 2000 and 2005 and 2,760 of the 5,000 are at risk due to possible prepayment of federally subsidized mortgages. The remaining units are at risk due to expiring local regulatory agreements.**
- **The elderly population throughout the region is expected to increase 19 percent between 1995 and 2000 and by 74 percent between 2000 and 2020. This growth will create demand for a variety of housing options for the elderly. These will range from small, low-cost housing near public transportation and health care facilities to intermediate care and assisted living facilities offering a full complement of services, depending on need.**
- **San Diego currently has an estimated 120,630 people with disabilities who have specialized housing needs. Many however are on fixed income or are unemployed.**
- **San Diego has approximately 1,000 farmworkers and day laborers, many of whom live in canyons or shared apartments, creating overcrowded living conditions. There are only 32 housing units specifically for farmworkers in the City (in San Pasqual Valley).**
- **There are approximately 5,500 urban homeless in San Diego, with an estimated 2,400 shelter beds to serve them. This leaves an unmet need of approximately 56 percent.**

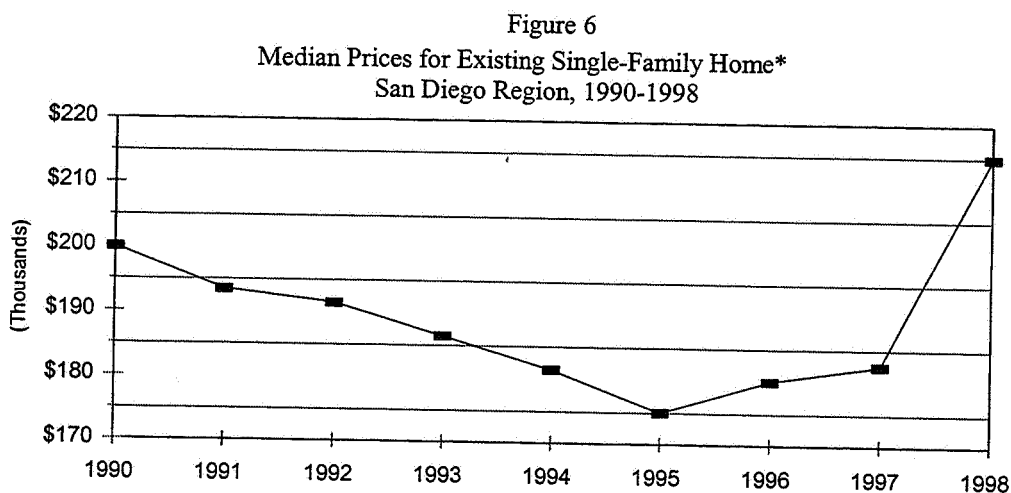
C. Housing Costs, Income, and Affordability

Housing costs and affordability are vital issues affecting many San Diegans today. The federal standard definition of affordability for rental housing is that a household should spend no more than 30 percent of its gross income for monthly housing costs and utilities. For homeowners, affordability is typically defined as paying no more than 35 percent of gross monthly income for mortgage, insurance, and taxes. Lower income households tend to have a particularly difficult time finding affordable housing, given costs in San Diego. This subsection discusses the relationship between housing costs, income, and affordability for both renters and owners. Appendix B provides the state definitions of affordability for both owners and renters from the California Health and Safety Code.

1. Owner-Occupied Housing

As of July 1998, the median price of a resold house in San Diego County was \$215,000.¹ Between 1991 and 1995, the median price for an existing single-family home declined by 9.6%, \$193,500 to \$175,000². However, by 1996, the median price of a home increased 10% to \$180,000 and rose again to \$182,500 by 1997³. Consequently, the National Association of Homebuilders recently ranked San Diego as the 15th least affordable homeowner market in the country⁴.

The rapid price appreciation of single-family homes since 1997 has had the effect of significantly decreasing affordability for single-family homes. Figure 6 illustrates the changes in the median price for existing single-family homes in the San Diego Region since 1990.



Source: Economic Research Bureau, Greater San Diego Chamber of Commerce, San Diego Association of Realtors

* The 1990-1997 median prices were obtained from the San Diego Chamber of Commerce. The 1998 value was taken the San Diego Association of Realtors.

Generally, the factors affecting the affordability of homes include interest rates, demand as expressed in home prices, income, and employment trends, land prices, and availability of vacant land zoned for residential use. The amount of vacant land, infill and redevelopment land in the

¹San Diego Association of Realtors Report, August, 1998.

²Economic Research Bureau, Greater San Diego Chamber of Commerce.

³San Diego Chamber of Commerce, Economic Bulletin, Volume 45, #9.

⁴San Diego Daily Transcript, Homebuilding In San Diego Fueled By Growing Economy, June 29, 1998.

City, designated for residential use, is detailed in the "Land Inventory" section of the Governmental Constraints chapter and land costs are discussed in the "Land Prices" section of the Nongovernmental Constraints chapter.

The impediments to homeownership are reflected in the number of San Diego homeowners between 1990, 1994, and 1998. In 1990, only 18% of San Diego households could afford the median priced house of \$200,000. In March 1994, due to the recessionary economy, the cost of the median priced home had declined to \$181,500. Consequently, the proportion of San Diego households who could afford the median priced house rose to over 40%. As of 1998, as the economy heated up again, this figure had declined to 24.9%.⁵

The high prices of single-family homes have resulted in households overpaying for housing. Table 6 (page 123) summarizes the total number of homeowner households, within the low-income category, overpaying for housing.

⁵U.S. Housing Market, Special Report, September, 1997, National Association of Realtors, Real Estate Outlook

Table 6 City of San Diego, Low-Income Homeowners Overpaying for Housing						
Income Level	Elderly Households⁶	Percent	All Other Homeowners⁷	Percent	Total Homeowners⁸	Percent
0-30%MFI⁹	5,745	-----	4,220	-----	9,965	-----
Overpaying¹⁰	3,504	61%	3,125	74%	6,629	67%
31-50%MFI	6,224	-----	5,070	-----	11,294	-----
Overpaying	1,887	30%	3,273	65%	5,160	46%
51-80%MFI	9,422	-----	13,943	-----	23,365	-----
Overpaying	2,070	22%	8,607	62%	10,677	46%
Total Low Income¹¹	21391	-----	23,233	-----	44,624	-----
Total Overpaying¹²	7,461	35%	15,005	65%	22,466	50%
Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Data Book, 1993						

This table shows that of the “total homeowners” within the low-income bracket, approximately half overpay for housing. Of the total homeowners, approximately 35% of the “elderly” overpay (see p.137 for more discussion on the “elderly”) and approximately 65% of “all other homeowners” overpay for housing.

In an attempt to increase homeownership affordability, financial institutions in the City of San Diego, are attempting to attract first time homebuyers by addressing requirements under the Community Reinvestment Act to broaden service to all parts of the City. These efforts include

⁶Elderly Household - A one or two person household in which the head of the household is at least 62 years of age.

⁷All other Owners - non-elderly, one-person households

⁸Total Owner Households - Elderly and All Other Owners.

⁹MFI - Median Family Income

¹⁰Overpaying - households paying over 30 percent of their income toward housing. See appendix B and appendix M.

¹¹Includes all homeowners within the (0-80%) MFI categories.

¹²Total low-income households overpaying.

mortgage lending in low and moderate-income areas. The City is also attempting to boost its homeownership affordability rate by providing public funding opportunities for homeownership for low-income first-time homebuyers.

In San Diego, this funding has come from a variety of sources such as redevelopment financing, local monies made available through the Housing Trust Fund, federal monies provided through HOME Investment Partnership Program and tax assistance channeled through the Mortgage Credit Certificate Program. Since the inception of the City's first-time homebuyer program in 1990, through fiscal year 1997, more than 2,200 San Diego families have been able to purchase their own homes with the assistance of the Housing Commission's Mortgage Credit Certificate Program.

The financial assistance to first-time homebuyers is expected to continue as the City's policies and programs detail in Goal IV of Volume I. Additionally, the City will continue to support the use of redevelopment set-aside funds for new construction of owner-occupied units (Volume I, p.88). When taken together, each of these factors will help boost homeownership opportunities for low-income first time homebuyers.

2. Rental Housing

Multiple dwelling units, either apartments or condominiums, account for 458,000 units, or 45 percent of the total San Diego residential market. According to Market Profiles of San Diego, a real estate market research firm, between May 1997 and May 1998, the average monthly rent had risen 8 percent countywide, from \$693 to \$746.¹³ The Spring 1998 Vacancy Survey conducted by the San Diego County Apartment Association (SDCAA) shows that the average rent declined from \$686 in the Spring of 1997 to \$648 in the Spring of 1998, a 5.5% decrease. The apparent inconsistency between these two findings may be attributable to the different survey methodologies.¹⁴

Table 7 compares the Apartment Association's average rental rates in the region for Spring 1995 to Spring 1998. The table indicates that some rents have actually declined. Rents for studios, 1 bedroom and 2 bedroom apartments have all declined between Spring, 1997 and Spring, 1998.

¹³San Diego Union Tribune, May 17, 1998

¹⁴Market Profiles surveys approximately the same complexes each year. The survey is limited to complex having 25 units or more and therefore represents a segment of the market. The Apartment Association survey is mailed to thousands of apartment owners each year. The survey results depend on who returns their survey each year. The results can also be skewed by different survey return rates in different zip codes.

Table 7
Rental Rates, San Diego Region, Spring, 1995 - Spring, 1998

	Spring 1998	Spring 1997	Spring 1996	Spring 1995
Studio	\$448	\$509	\$515	\$478
1 Bedroom	\$543	\$628	\$601	\$562
2 Bedroom	\$685	\$727	\$702	\$677
3 Bedroom	\$916	\$881*	\$809*	\$804*
Average	\$648	\$686	\$656	\$630

Source: Annual Vacancy Survey, San Diego County Apartment Association (SDCAA), Spring 1995-1998; *Survey refers to category as "3 bedroom plus"

Table 8 shows that rental unit affordability is inversely proportional to unit size. As the number of bedrooms rises, the affordability declines. A comparison of average rental rates in Tables 7 and 8 with the San Diego Housing Commission's Income and Rent Calculations Chart (Table 10, p. 128) shows this relationship.

Table 8
Rental Rates in Comparison to Affordability
City of San Diego, Spring, 1998

No. of Bedrooms	Units Surveyed	Avg. Mo. Rent	Affordability in Relation to MAI*
Studio	1,418	\$445	60% or less
1 Bedroom	9,150	\$534	60% or less
2 Bedroom	10,190	\$706	70% or less
3 Bedroom	1,185	\$950	90% or less

Source: San Diego Apartment Association, Spring 1998 Vacancy Survey, City of San Diego, Planning & Development Review; *MAI = Median Area Income

While average rents have risen 8% between May 1997 and May 1998, they still tend to be affordable toward the top end of the low-income range. A one bedroom apartment at the May 1998 average rent of \$746 would be affordable at 80% of MAI or the top of the low-income range. A 2 bedroom apartment at \$746 would be affordable at 70% of MAI.

However, affordability continues to be a severe problem for very low-income renters. Of 43 metropolitan areas surveyed by HUD, to assess “worst case needs¹⁵,” San Diego ranks among the least affordable. Within the urbanized portions of the same metropolitan areas, San Diego is the least affordable. Table 9 illustrates these comparisons.

Table 9 Worst Case Housing Needs¹ of Very Low-Income Renters Selected Metropolitan Areas			
Metropolitan		Urban	
Locality	% With Worst Case Needs	Locality	% With Worst Case Needs
Philadelphia	49	San Diego	49
Los Angeles	48	Miami	47
San Diego	48	San Francisco	46
Tampa	48	Seattle	46
San Bernardino	47	Anaheim	45
Seattle	46	Sacramento	45
Anaheim	45	Philadelphia	45
Miami	45	Tampa	44
San Francisco	44	Los Angeles	43
Phoenix	42	San Bernardino	43
Source: U.S. Department of Housing and Urban Development, “America’s Affordable Housing Shortage,” May 1998.			

The San Diego Housing Commission Income and Rent Calculations, Table 10 (page 128) identifies affordable monthly housing costs, including utilities for very low, low, and moderate income households, differentiated by size-of-household and relation to median income for San Diego County.

Table 10 also indicates that in 1998, an affordable housing unit for a two-person household whose income is equal to 60 percent of median area income should rent for no more than \$610 including utilities. After adjusting for utilities, a comparison of affordable rental rates in Table 10, to the average City rental rates in Tables 8 and 9 verifies that only two-person households near the top end of the low-income scale can afford to rent a one-bedroom unit. A gross income of \$23,100 is necessary to afford the average one-bedroom unit renting in the region for \$543 per

¹⁵The U.S. Department of Housing and Urban Development defines “worst case” housing needs as “households which have incomes of less than 50 percent of the area median income and pay over half of their incomes for rent or are living in severely substandard housing”.

month. Therefore, the average one-bedroom rental unit is unaffordable to all one and two-person very low-income households, most one-person low-income households, and some two-person low-income households. For two-bedroom units in the region, the average rent is \$685. This level of rent requires an income of at least \$27,450 to be affordable.

The relationship between income and affordability is particularly problematic for large, lower-income households. For example, a 6-person household at the 50 percent level of median area income would have an income of \$29,450 and could afford to spend \$736 per month for housing. However, the average cost for a three-bedroom apartment is \$916 per month which would require an income of about \$36,000 to be affordable. For a 6-person household, \$36,000 is just over the 60 percent level of median area income.

Table 10

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

EFFECTIVE: October 1, 1998

U.S. Department of Housing and Urban Development
1998 SAN DIEGO MEDIAN INCOME \$50,800

Family Size	Unit Size	Example Utility*	30%			Very Very Low Income 35%			40%			Very Low Income 50%			
			INCOME	30% RENT		INCOME	30% RENT		INCOME	30% RENT		INCOME	30% RENT	HOME**	
ONE	STUDIO	\$34	\$10,650	\$266	\$232	\$12,450	\$311	\$277	\$14,200	\$355	\$321	\$17,800	\$445	\$411	\$411
TWO	1-BR	\$40	\$12,200	\$305	\$265	\$14,200	\$355	\$315	\$16,250	\$406	\$366	\$20,300	\$508	\$468	\$436
THREE	2-BR	\$50	\$13,700	\$343	\$293	\$16,000	\$400	\$350	\$18,300	\$458	\$408	\$22,850	\$571	\$521	\$521
FOUR	3-BR	\$61	\$15,250	\$381	\$320	\$17,800	\$445	\$384	\$20,300	\$508	\$447	\$25,400	\$635	\$574	\$599
FIVE	4-BR	\$73	\$16,450	\$411	\$338	\$19,200	\$480	\$407	\$21,950	\$549	\$476	\$27,450	\$686	\$613	\$663
SIX	5-BR	\$87	\$17,700	\$443	\$356	\$20,600	\$515	\$428	\$23,550	\$589	\$502	\$29,450	\$736	\$649	\$726
SEVEN	6-BR	\$101	\$18,900	\$473	\$372	\$22,050	\$551	\$450	\$25,200	\$630	\$529	\$31,500	\$788	\$687	\$788
EIGHT			\$20,100			\$23,450			\$26,800			\$33,550			

Family Size	Unit Size	Example Utility*	60%			65%				70%			Low Income 80%		
			INCOME	30% RENT		INCOME	30% RENT	HOME**		INCOME	30% RENT		INCOME	30% RENT	
ONE	STUDIO	\$34	\$21,350	\$534	\$500	\$23,100	\$578	\$544	\$476	\$24,900	\$623	\$589	\$28,450	\$711	\$677
TWO	1-BR	\$40	\$24,400	\$610	\$570	\$26,400	\$660	\$620	\$543	\$28,450	\$711	\$671	\$32,500	\$813	\$773
THREE	2-BR	\$50	\$27,450	\$686	\$636	\$29,700	\$743	\$693	\$670	\$32,000	\$800	\$750	\$36,600	\$915	\$865
FOUR	3-BR	\$61	\$30,500	\$763	\$702	\$33,000	\$825	\$764	\$763	\$35,550	\$889	\$828	\$40,650	\$1,016	\$955
FIVE	4-BR	\$73	\$32,900	\$823	\$750	\$35,650	\$891	\$818	\$827	\$38,400	\$960	\$887	\$43,900	\$1,098	\$1,025
SIX	5-BR	\$87	\$35,350	\$884	\$797	\$38,300	\$958	\$871	\$887	\$41,250	\$1,031	\$944	\$47,150	\$1,179	\$1,092
SEVEN	6-BR	\$101	\$37,800	\$945	\$844	\$40,950	\$1,024	\$923	\$948	\$44,100	\$1,103	\$1,002	\$50,400	\$1,260	\$1,159
EIGHT			\$40,250			\$43,600				\$46,950			\$53,650		

Family Size	Unit Size	Example Utility*	Moderate Income 90%			100%			110%			Moderate Income 120%		
			INCOME	30% RENT		INCOME	30% RENT		INCOME	30% RENT		INCOME	30% RENT	
ONE	STUDIO	\$34	\$32,000	\$800	\$766	\$35,550	\$889	\$855	\$39,100	\$978	\$944	\$42,650	\$1,066	\$1,032
TWO	1-BR	\$40	\$36,600	\$915	\$875	\$40,650	\$1,016	\$976	\$44,700	\$1,118	\$1,078	\$48,750	\$1,219	\$1,179
THREE	2-BR	\$50	\$41,150	\$1,029	\$979	\$45,700	\$1,143	\$1,093	\$50,300	\$1,258	\$1,208	\$54,850	\$1,371	\$1,321
FOUR	3-BR	\$61	\$45,700	\$1,143	\$1,082	\$50,800	\$1,270	\$1,209	\$55,900	\$1,398	\$1,337	\$60,950	\$1,524	\$1,463
FIVE	4-BR	\$73	\$49,400	\$1,235	\$1,162	\$54,850	\$1,371	\$1,298	\$60,350	\$1,509	\$1,436	\$65,850	\$1,646	\$1,573
SIX	5-BR	\$87	\$53,050	\$1,326	\$1,239	\$58,950	\$1,474	\$1,387	\$64,800	\$1,620	\$1,533	\$70,700	\$1,768	\$1,681
SEVEN	6-BR	\$101	\$56,700	\$1,418	\$1,317	\$63,000	\$1,575	\$1,474	\$69,300	\$1,733	\$1,632	\$75,600	\$1,890	\$1,789
EIGHT			\$60,350			\$67,050			\$73,750			\$80,450		

- * Assumes apartment utilities consisting of electric heat, gas cooking, gas water heater and other electric utilities. See the "San Diego Housing Commission Utility Allowance Schedule" on the reverse side in order to calculate the utility deduction based on the project's actual utilities mix.
 - ** or HUD published Fair Market Rents for existing housing in the project's area after utility deduction, whichever is less. If HOME funds are used in combination with other programs, the more restrictive rent amounts apply.
- thirty days from January 28, 1998.

1. Income = Gross annual income adjusted by family size.
2. 30% = The monthly amount of family income used for housing expenses. (Annual Income divided by 12 months times .30)
3. Rent = 30% of the family income (as calculated in 2. above) less the utility allowance.

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development (HUD) median income for San Diego County and should be used only for programs administered by the San Diego Housing Commission.

According to Table 11, approximately 73% of the “elderly” subpopulation overpay for housing (see p.137 for an analysis of the “elderly” population) and 60% of all “large households” within the low-income category, overpay for housing (see p.144 for more analysis of “Large Families”). Overall, approximately 73% of all “lower income renters,” are overpaying for rental housing.

Table 11 City of San Diego, Low-Income Renters Overpaying for Housing						
Income Level	Elderly Households ¹⁶	Percent	Large Households ¹⁷	Percent	Total Renters ¹⁸	Percent
0-30%MFI¹⁹	7,730	-----	5,244	-----	36,999	-----
Overpaying²⁰	5,882	76%	4,554	87%	30,370	82%
31-50%MFI	5,164	-----	5,824	-----	32,132	-----
Overpaying	3,918	76%	3,844	66%	26,479	82.4%
51-80%MFI	4,945	-----	6,460	-----	46,714	-----
Overpaying	3,295	67%	2,038	32%	27,386	58.6%
Total Low Income²¹	17,839	-----	17,528	-----	115,845	-----
Total Overpaying²²	13,095	73%	10,436	60%	84,235	73%
Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Data Book, 1993						

An analysis of the factors involved in increasing rental costs are summarized in Chapter 1, the “Community Profile” of the Housing Element. The City’s policies and programs especially related to helping alleviate housing costs for those in the lower income range and large, low income households are detailed in Volume I; Goal 1 - New Construction, Goal II - Preservation

¹⁶ Elderly household - A one or two person household in which the head of household is at least 62 years of age.

¹⁷ As defined by the U.S. Department of Housing and urban Development, includes related households of 5 or more persons.

¹⁸ Includes elderly, small-related (2-4 persons), large-related (5+ persons), and “all other” households.

¹⁹ MFI - Median Family Income

²⁰ Include renter households paying over 30 percent of their income on housing costs. See appendix B and appendix M.

²¹ Includes all renter households within the (0-80%) MFI category.

²² Includes low-income households overpaying.

of “at-risk” housing, Goal III - Reduction of Governmental Constraints, Goal IV - Housing Affordability, and Goal V - Community Balance, Reduction of Housing Discrimination, Use of Redevelopment Funds and Energy Conservation.

D. Redevelopment

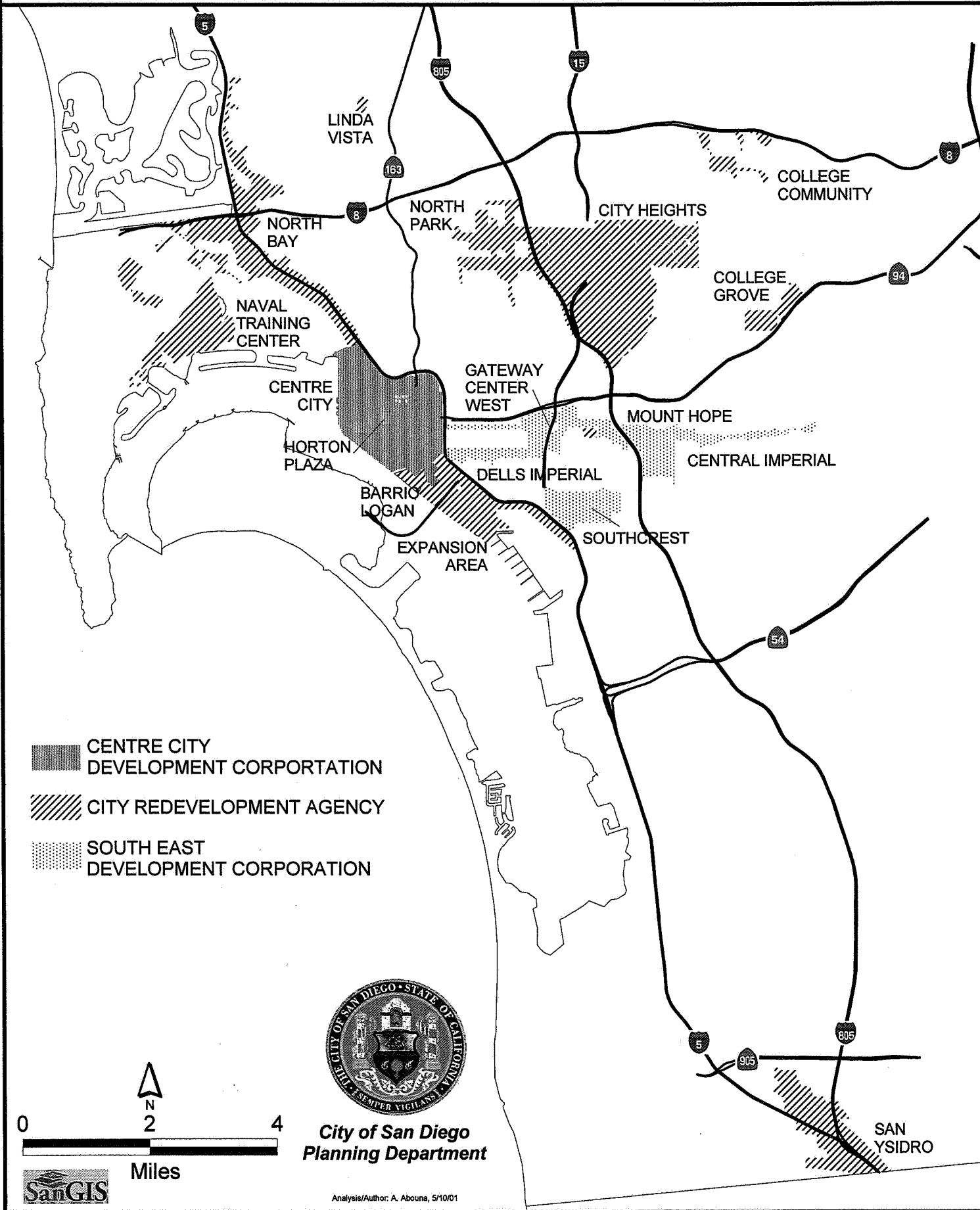
State and local laws have conveyed certain requirements on redevelopment projects with respect to housing. The California Redevelopment Law requires that 20 percent of tax increment revenue derived from a redevelopment project area be set aside to improve the supply of housing for very low, low and moderate income households.

Additionally, the Redevelopment Law requires that 30% of all new or rehabilitated housing developed by the Redevelopment Agency be available at affordable housing cost to persons and families of low or moderate income. Of this 30 percent, 50% of the housing units shall be affordable to very low-income households. In addition, of all new or rehabilitated housing developed within the Project Area by public or private entities or persons other than the Redevelopment Agency, 15% shall be affordable to low or moderate income households, with 40% of this 15% being available to very low-income households.

The Redevelopment Law also requires that the Redevelopment Agency replace any low or moderate income housing units removed from a project area as the result of Redevelopment Agency actions. As required by Redevelopment Law, 20% of all tax increment funds allocated to the Agency are placed in a Low and Moderate Income Housing Fund to assist in the construction and rehabilitation of housing units for low and moderate income residents. These requirements have been met by the Redevelopment Agency. Goal V, “Use of Redevelopment Set-Aside Funds,” describes how redevelopment set-aside funds are proposed to be used in the next Housing Element.

Several redevelopment project areas have been established in San Diego. The largest are City Heights (2,062 acres) Centre City (1,450 acres) and North Bay (1,350 acres). The Centre City Redevelopment Area is administered by the Centre City Development Corporation (CCDC) and the Southeastern Economic Development Corporation (SEDC) administers the redevelopment areas in the southeastern communities of San Diego. Several other areas are administered by the City’s Redevelopment staff. Map 1 shows the location of the City’s redevelopment project areas.

Redevelopment Agency Project Areas



1. CCDC

The Centre City Development Corporation is a public nonprofit corporation and a development agent of the City of San Diego's Redevelopment Agency. Prior to 1992, there were four redevelopment project areas under its jurisdiction: Horton Plaza, Columbia, Marina and the Gaslamp Quarter. In 1992, the latter three areas were combined and expanded to include Centre City East (now known as East Village) to comprise the Centre City Redevelopment Project Area which includes approximately 1,400 acres. The project area covers the City's downtown area and is aimed at upgrading the central business district and adjoining areas with commercial, industrial and residential development.

Since 1992, 876 dwelling units have been developed or rehabilitated within the Centre City Project Area. Of these units, 486 or 55% are for very low or low income residents. Of these 486 units, 354 are for very low-income residents. Since the inception of the downtown redevelopment program in the 1970's, a total of 3,899 dwelling units has been constructed or rehabilitated. Thirty-six percent of these units have been for low and moderate income residents, including 59% (21% overall) for very low-income residents.

The Horton Plaza Redevelopment Plan was adopted prior to the other Redevelopment Plans downtown and before low and moderate income housing requirements were strengthened to current standards. It does not include the 15% requirement or the 1:1 replacement standard. Within the Project Area however, 65 units have been developed since 1992, of which 51 units are for moderate income households.

Many of the households and individuals and individuals displaced as a result of redevelopment activity throughout CCDC's Project Areas were relocated into nearby residential hotels and SRO units. SRO's are particularly prevalent downtown and are considered to be an important source of affordable housing in San Diego.

The designation of a majority of downtown San Diego as a redevelopment area will enable this area to receive focused attention, priority and financial investment. It is anticipated that this will reverse deteriorating trends, create jobs, revitalize the business climate and provide resources for the rehabilitation and expansion of area housing stock.

2. SEDC

The Southeastern Economic Development Corporation is also a public nonprofit corporation and a development agent of the City's Redevelopment Agency. Incorporated in 1981, it is charged with stimulating the revitalization of a seven square mile area in the southeastern section of San Diego. SEDC is responsible for five project areas: Central Imperial, Dells/Imperial, Mt. Hope (Gateway Center East), Gateway Center West and Southcrest. While the major area of emphasis is on economic revitalization, the plans for the areas also focus on the creation and preservation of housing, including housing for low and moderate income households. In fact, 30 percent of all

new or rehabilitated housing units developed by SEDC must be for persons of low or moderate income. Of this amount, at least 50 percent must be for very low-income households.

In the past, very little investment capital had been targeted to the five SEDC project areas, thereby leading to deteriorated conditions. Since its inception, SEDC has been actively seeking private and public investment for the areas. As the Gateway Center Project and the more recent residential and planned commercial projects show, these efforts are beginning to pay off.

The Mount Hope (Gateway Center East) and the Gateway Center West areas together encompass 269 acres. They house the Gateway Center project, a major commercial and industrial park with businesses that employ over 1,000 people. While the Gateway Center West project area is designed primarily for industrial and commercial revitalization, Mt. Hope (Gateway Center East) emphasizes both industrial/commercial development and housing development and rehabilitation. Due to the success of the industrial development, tax increment dollars are now available for low and moderate income homeowners seeking to rehabilitate their properties. The Housing Commission administers the Mount Hope housing rehabilitation program for SEDC and provides technical assistance to the participating homeowners.

The Southcrest project area is 301 acres and includes the development of a 66-acre former CALTRANS right-of-way known as the "252" Corridor. SEDC's redevelopment objectives are to revitalize the area through a mixed use of commercial and residential development. That effort has thus far produced the new Southcrest Park Plaza anchored by a major grocery chain with ancillary retail, 34 new single-family homes, the new Cesar Chavez elementary school and a new Cultural Arts Center. Plans call for the second phase of 62 homes to be completed approximately the year 2000. One block north of the Corridor, 12 units of new housing are under construction.

Similar to the Mt. Hope rehabilitation program, SEDC has implemented a rehabilitation program for low and moderate income homeowners in Southcrest. The program provides grants, low-interest loans and technical assistance for owners who need assistance with plumbing, electrical and heating systems, termite control, peeling paint, broken doors and windows, porch repair and emergency repairs.

The Dells/Imperial study area promotes redevelopment through preservation of the historical character of the neighborhood, promoting multifamily and single-family rehabilitation throughout the area, rehabilitating commercial and industrial property along three main thoroughfares (Imperial Ave., Commercial Ave., and Market Street) and promoting transit oriented development along the East Line trolley.

The Central Imperial project area is 415 net acres and promotes redevelopment through the preservation and revitalization of major commercial areas, the provision of assistance to family owned businesses and development of quality residences.

Between 1996 and 1998, SEDC completed a plan amendment for the Central Imperial area coupled with the purchase of a strategic 30 acre site located just west of I-805. Current plans call for an entertainment and retail center along with restaurants and open space. Meanwhile, 56 single-family homes are under construction in the Lincoln Park neighborhood while nearby, 12 new units have been completed and sold by another local developer.

In an effort to increase homeownership opportunities and promote neighborhood stability, SEDC has implemented a Shared Equity Program. Through this program, financial assistance is available to qualified first-time homebuyers in the form of an equity participation (Shared Equity) loan, secured by a second deed of trust. Since 1995, 55 households have utilized this program and more than \$1.2 million in loans have been made.

SEDC has also launched a major campaign to increase the number of first-time homebuyers. In addition to standard marketing efforts in the form of advertising, the corporation is conducting a series of free workshops that provide instruction on all aspects of homeownership including loan qualification, realtor selection and the credit system.

Some of the oldest neighborhoods in the City are located in SEDC's area of influence and thus have some of the oldest housing stock in San Diego. For this reason, SEDC has put into place a number of program initiatives to assist local homeowners with rehabilitation loans, grants and other financial incentives to upgrade their properties. The local planning committees would also like to see rehabilitation funds targeted for the preservation of historical structures in the area, including historical structures with residential uses.

3. City of San Diego Economic Development and Community Services Department

The nine (9) redevelopment project areas administered by the Redevelopment Division of the City's Community and Economic Development Department also serve as administrative staff to the Redevelopment Agency (City Council). As of 2001, the Division was administering nine discrete redevelopment project areas totaling over 5,000 acres: Barrio Logan, City Heights, College Community, College Grove, Linda Vista, Naval Training Center, North Bay, North Park and San Ysidro. A tenth project area, Market Street Industrial Park, was terminated in December 2000 as the objectives of the plan had been completed.

In 1994, the 144 unit Mercado apartment complex was completed in the Barrio Logan project area, providing housing and services to 83 low and 61 very low income households. Development in Barrio Logan, City Heights and the College Community stalled in FY 97 due to the recessionary economy. No tax increment was generated in these project areas through FY 1998 due to property assessment appeals which lowered the total assessed valuation below the tax increment base.

Two project areas have no residential uses within their boundaries: College Grove Shopping Center and Linda Vista Shopping Center. College Grove low and moderate income housing funds were transferred to the Barrio Logan project area for the Mercado apartments after a Finding of Benefit was adopted by the Agency/City Council. Housing funds in the Linda Vista and the now closed Market Street Industrial Park project areas were transferred to the San Diego Housing Commission for administration of the Linda Vista First Time Home Buyers Program and the Mount Hope Housing Rehabilitation Program respectively. The Linda Vista Program funded nine silent second mortgage loans in the Linda Vista community.

With the economic recovery starting in FY 2000, all project areas have begun to generate tax increment revenue, and as tax increment grows, low and moderate income funds for housing development are also increasing for each project area. North Bay and North Park tax allocation bonds were issued in the fall of 2000. The bond issue totaled \$20 million with \$4.4 million allocated for Low/Moderate Income Housing. As of November 2001, two projects in North Park and several projects in North Bay were in the preliminary planning stage. The NTC Reuse Plan contains an off-site Homeless Assistance Element under which the City committed \$7.5 million to seven local homeless providers in lieu of housing the homeless at NTC. A portion of this total comes from NTC Low/Moderate set-aside funds. As of November 2001, the City Heights Urban Village Townhome Project had 116 units under construction, 34 of which are rent-restricted units for 45 years. At the close of FY 2001, low/moderate income funds for the City Redevelopment project areas (excluding CCDC and SEDC) had reached \$6.07 million total.

E. Manufactured Housing and Mobile Homes

The term "manufactured housing" refers to a form of factory built housing. Other forms of factory built housing include modular houses, panelized houses, log and kit houses. Manufactured houses were previously referred to as "mobile homes." Since they are now rarely moved and many are built on permanent foundations, they are called "manufactured housing." In 1980, Congress formally recognized this term and mandated that it be utilized in all federal laws and publications.

The primary difference between manufactured and modular housing is that modular housing is designed only for permanent foundations and complies with state site-built housing standards. Manufactured housing may be installed either on foundation systems or on pier and pad supports and must conform with standards adopted pursuant to the Manufactured Home Construction and Safety Standards Act of 1974 and is administered by the U.S. Department of Housing and Urban Development (HUD). Modular housing is built to specifications of California Factory Built-Housing Law which also incorporates elements of State standards for site-built units.

In 1997, between 24% and 33% of all single-family houses sold in the United States were manufactured.²³ Since 1980, manufactured housing has represented more than 14 percent of all U.S. housing production. According to the SANDAG Population and Housing estimates, as of January 1, 1997, the City had 5,725 occupied mobile home units.

In the City of San Diego, given the high cost of housing, these 5,725 mobile home units are an important affordable housing resource. However, there are several factors which threaten their future. First is the high cost of land. The return from other, more intensive forms of land development usually offers a greater return to the investor than mobile home parks. Another factor is that where the City requires a discretionary land use permit, the time required to process the permit tends to cancel out the advantage of reduced construction financing associated with manufactured housing.

In addition, although manufactured housing is now a permitted use in all single-family zoning districts, in practice most developers choose to build a traditional single-family house on a lot rather than place a manufactured house on it, even though a manufactured home may reduce overall costs. In San Diego, the construction cost savings associated with manufactured housing must act in concert with land cost savings (achievable perhaps through higher density manufactured dwellings, (see Volume I, Transit Oriented Development Program, p.82) and reduced permit processing times to maximize affordability for low and moderate income households (see "Permit Processing," Governmental Constraints Chapter).

A related issue is escalating rents in mobilehome parks, particularly for lower income residents. Rising land values are fueling the higher rents and are also encouraging conversion of some mobilehome parks, especially those in coastal areas, to other uses. The typical mobilehome park resident already has a substantial investment in his/her unit and would incur significant relocation expenses should space rental increases require a move. In the event that a mobilehome owner must vacate the mobilehome park, the City's Housing Commission has adopted a Mobile Home Relocation Policy, where minimum relocation benefits are to be paid to mobilehome owners (Volume I, p.64).

As of 1998, there appear to be more vacant mobilehome park spaces available than in previous years. However, the number of vacant spaces available at any particular time of course fluctuates with market conditions. And, as land values continue to rise, it can be anticipated that market pressures to convert some mobilehome parks to alternative uses will increase. For this reason, there is a need for a relocation park to serve as a relocation resource for those tenants displaced from a mobilehome park due to conversion to another use.

In response to the relocation issue, in 1985, the City Council adopted an ordinance creating a communication/mediation program concerning matters of mutual interest to park owners and

²³San Diego Union-Tribune, August 9, 1998 "Manufactured Housing's Quality and Good Looks Open the Door for Homebuyers"

residents. The mobilehome mediation/communication program will be continued through this Housing Element cycle (Volume I, p.64). In 1987, the Council adopted an ordinance waiving subdivision mapping requirements for certain forms of mobilehome park conversions and a second ordinance giving mobilehome park resident organizations the opportunity to purchase their parks if threatened with conversion.

More recently, in response to continued issues in mobilehome parks, the Housing Commission has strengthened the mediation/communication program by making mediation services more readily available. Related to the mediation program, the Housing Commission has also established a Mobilehome Community Issues Committee consisting of representatives of both mobilehome park owners and mobilehome owners to attempt to reach a consensus on major issues affecting mobilehome parks. Where the consensus cannot be reached, mediation is then utilized. Additionally, in 1993, the City amended the Mobilehome Park Overlay Zone to remedy deficiencies in that ordinance.

A related need is to encourage the rehabilitation of older, mobilehome coaches in poor physical condition to bring them up to minimal code standards. In order to encourage this rehabilitation, the City will continue its code inspection program (Volume I, p.31) and its mobile home grants program (Volume I, p.48).

F. Preservation of Existing Affordable housing

Between the years FY 2000 and FY 2009, over 5,300 affordable housing units are potentially “at risk” of converting to market rate status because of expiring regulatory agreements. Of these, 5,000 are at risk during the first five years of this period. Of the 5,000 units at risk 2,760 are at risk due to possible prepayment of federally subsidized mortgages. The remaining units are at risk due to expiring local regulatory agreements.

Volume I, beginning on p.33, provides a thorough analysis of the “at-risk” problem and recommendations for addressing it. Technical Appendix D provides an inventory of all multi-family rental projects potentially subject to loss from the low-income inventory during the FY 2000 - FY 2009 period. The inventory includes all federal, state and locally supported projects subject to low-income rent restrictions which could potentially be terminated by FY 2009. A full analysis of the “At Risk” issue is provided in Volume I, Goal II of the Housing Element.

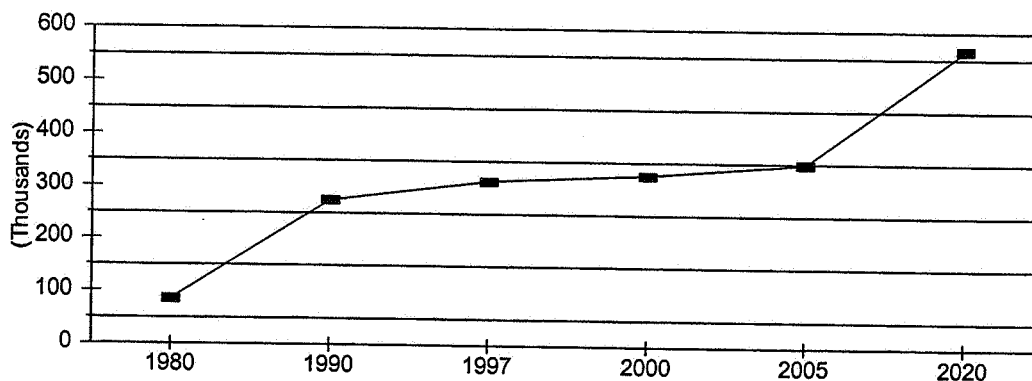
G. Housing Needs of Special Population Subgroups

1. Elderly

Elderly residents have special housing needs by virtue of their usually retired status, frequently reduced income level, and often deteriorating health or physical well being. Some elderly residents need smaller studio apartment units or even single-room occupancy units (SROs) to live independently. Typically, elderly citizens desire to live independently as long as their healths

Figure 7

POPULATION OF 65+ YEARS AND OVER
San Diego Region, 1990-2020



Source: SANDAG, Preliminary Series 9 Regionwide Forecast

permits. However, if their health does deteriorate, it may be necessary to move to some type of assisted living care arrangement. This can range from a nursing home with full 24-hour care to limited in-house assistance or a shared housing arrangement. Financial assistance for construction or acquisition and rehabilitation for units targeted for the elderly is available through HUD's Section 801 program (Volume I, p.17).

Figure 7 illustrates the increasing population of those 65 years and over. Since 1970, most of the elderly growth in the City of San Diego can be attributed to natural aging. This has not been the case at the county level with rural areas in part still attracting many retirement-aged persons.

By 1990, the City's total number of persons aged 65 years and older was 113,495 and comprised 10.2 percent of the total population, a 1 percent increase since 1980. This increase is attributed primarily to the aging of that portion of the 1980 population in the 55-64 age bracket. SANDAG projects that by 1997, those 65 years and older reached 129,534, representing a 14 percent increase from 1990.

In the region, SANDAG's Preliminary 2020 Regional Forecast projects that the number of persons 65 years and older will increase by 19 percent from 274,603, in 1990 to 324,920 by the year 2000. An even more dramatic change is expected to occur between the years 2000 and 2020, when the population of persons 65 years and older are projected to increase by 74 percent from 324,920 to 566,090. The large increase between 2005 and 2020 is clearly the result of the aging of the "baby boom" generation.

Given the relatively high cost of living in San Diego, it could be that out-of-state retirees have essentially been priced out of the local housing market. This process would be responsible for

considerably reducing in-migration by the elderly.

According to the San Diego County Agency on Aging, the population over 65 years of age has four main concerns:

- (1) Income: At least half of those who are over 65 and retired live on a fixed income.
- (2) Health Care: Because the elderly have a higher rate of illnesses, easy access to good health care facilities is crucial.
- (3) Transportation: Many seniors utilize public transportation. However, seniors frequently have a disability which prevents them from using public transportation.
- (4) Housing: Of those over 65 years of age or older in San Diego County, according to the 1990 Census, 40% rent and 60% own their own homes. And of those 65 years of age or older, 25% live alone. In the City of San Diego, of those 65 years and older, 32% rent and 68% own their own homes.²⁴

These characteristics indicate the need for smaller, low-cost housing units which have easy access to public transportation and health care facilities. These factors should guide the development of new housing for low-income elderly households.

The housing needs of the elderly include supportive housing such as intermediate care facilities, group homes, Single Room Occupancy (SRO) housing, and other housing that includes planned service components such as personal care, housekeeping, meals, personal emergency response, and transportation. The continued support for integrating the elderly and locating them near essential services are identified in Volume I, p.13. Volume I, p.63, describes the City's support for a shared housing program for the elderly.

As the elderly population continues to grow, it is anticipated that demand for a variety of elderly housing options will increase proportionately. In addition to traditional elderly housing facilities which offer independent living units, it is likely that demand for intermediate care and assisted living types of facilities will also increase. And, it is likely that demand for developments offering a full range of living arrangements for the elderly in one facility or campus will grow.

In anticipation of this trend, the City needs to re-examine its development regulations for elderly oriented facilities to insure that its regulations allow sufficient flexibility to enable the marketplace to respond to these demands and identifies appropriate siting and design guidelines and standards.

²⁴U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Data Book, 1993

2. Persons with Disabilities

Several federal and state statutes include provisions which affect the provision of housing for persons with disabilities. Although not comprehensive, these statutes include the Fair Housing Act Amendments of 1988, the Americans with Disabilities Act of 1990, the Housing and Community Development Act of 1992 and Section 504 of the Rehabilitation Act of 1973.

The Fair Housing Act Amendments of 1988 (FHAA) define “disability”²⁵ as

- (1) A physical or mental impairment which substantively limits one or more of such person’s major life activities;
- (2) a record of having such an impairment; or
- (3) being regarded as having an impairment, but such term does not include current illegal use of or addiction to a controlled substance.

The FHAA requires local jurisdictions to “make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.”²⁶ Additionally, the FHAA requires all multi-family housing units having four or more units with an elevator, or ground floor units in non elevator buildings built after March 1991 to comply with accessibility guidelines.

Title II of the Americans with Disabilities Act of 1990 prohibits discrimination against persons with disabilities by state and local governments. Thus, any housing development project owned or managed by the City or City sponsored housing would come under this protection.

Title VI of the Housing and Community Development Act of 1992 allows public housing authorities and publicly assisted housing providers to designate buildings or parts of buildings as “Designated-Elderly,” “Designated-Disabled,” “Mixed Elderly” and “Disabled housing.”

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination by any federal program that receives federal funds. This prohibition would apply to public subsidized housing and publicly assisted housing providers.

Section 504 provides for allowance of physical changes in housing that are needed to accommodate persons with disabilities both by requiring that the person with a disability be allowed to modify existing premises and by requiring that future multi-family dwellings be constructed with certain accessibility enhancing features. Under Section 3604(f)(3)(C), design and construction of new housing first occupied after March 1991 must incorporate several

²⁵(42 U.S.C. section 3602[h])

²⁶(42 U.S.C. section 3604 (f) (3) (b))

adaptability access design features.

All units on the ground floor in buildings without elevator access and all units in buildings with elevators must incorporate minimum adaptability standards.

- (1) All doors designed to allow passage must be wide enough to accommodate persons in wheelchairs.
- (2) Accessible route into and through the dwelling must be provided.
- (3) Light switches, electrical outlets, thermostats, and other environmental controls must be placed in accessible locations.
- (4) Bathroom walls must be reinforced to allow installation of grab bars.
- (5) Kitchens and bathrooms must have sufficient space to allow people in wheelchairs to move about.

In addition, public and common use areas must be "readily accessible and usable" by people with disabilities.

In the State of California, the California Building Code was amended in the early 1990's to mirror the FHAA requirements. This amendment implements the disability access requirements of Title 24 of the California Code of Regulations.

The primary difference between the FHAA requirements and the Model Building Code is that the California Building Code applies to multi-family projects having 3 or more units while the FHAA provisions apply to projects having 4 or more units. If the units are condominiums, the minimum threshold is also 4 units. Neither the FHAA provisions nor the State provisions apply to existing housing, or upgrades, remodels or rehabilitation of existing housing.

These provisions are enforceable through the building permit approval process. Completed projects which come under these provisions and do not comply are subject to civil suit. Pursuant to state law, no local jurisdiction can adopt provisions that are more restrictive than in the California Building Code.

Currently, there are no disability access requirements at any governmental level for single-family units.

The City of San Diego currently has an estimated 120,630 persons with disabilities.²⁷ This

²⁷ Estimate of the number of disabled person, as derived from estimates taken from the United Way of San Diego County, the City's FY 99 Consolidated Plan, and San Diego Association of Governments (SANDAG).

estimate includes the following subpopulations:

Table 12
Estimated Subpopulations of Disabled Community
City of San Diego

Subpopulation	Estimate
Physically Disabled	28,000
Mentally Ill	22,000
Severely Disabled	41,900
People with AIDS/HIV	14,730
Developmentally Disabled	14,000
Disabled Elderly	20,121
Total	140,751

Source: City of San Diego, Consolidated Plan, FY 99, 1990 Census and California Developmental Disabilities Board for Area XIII

The special housing and locational needs encompass a wide variety of factors depending on the type of disability. Generally, this population experiences hardship as a result of unemployment, low-incomes, and high housing costs in San Diego. This clearly indicates the need for affordable housing for persons with disabilities.

The specific policies and programs related to meeting these needs for people with disabilities are discussed in Volume I: Goal I, New Construction; Goal II, Preservation of Existing Lower Income Housing and Housing Rehabilitation; Goal IV, Housing Affordability, Affordability for Lower Income Renters; Goal V, Reduction of Housing Discrimination and Use of Redevelopment Agency Low and Moderate-Income Set-Aside Funds.

The special needs of subpopulations of people with disabilities are discussed below:

a. Persons with Physical Disabilities

The special needs required for housing the approximate 28,000 physically disabled individuals in the San Diego region include not only affordability but also special construction features to provide for access and use according to the particular disability of the occupant. These needs include accessibility to open and recreational spaces and adequate design inside the home. If accessibility needs are not met, the result can be confinement to the home. Currently, the Veterans Administration offers assistance to veterans with service connected disabilities to modify their homes (Volume I, p.48). In addition to physical modifications, the location of housing for people with disabilities is also important because many households need access to a variety of social services and to other specialized services throughout the City and surrounding area in order to perform daily life activities. The City currently has a Transit-Oriented Development Program intended to devise policies and proposals to achieve urban form which reduces the dependence on the automobile and promotes a more transit and pedestrian oriented

environment (Volume I, p.82). In addition to the housing needs of persons with disabilities, there is a need for support services designed to meet the needs of the particular individual. Ideally, a social worker should be available on-site to assist persons returning to the community from a health care institution.

According to the National Council on Independent Living, approximately 71% of the physically disabled adult population nationally, is unemployed. The ACCESS Center estimates that in the region, the unemployment rate among the physically disabled is 63%. The Access Center also estimates that about 90% of its clientele is on fixed incomes, primarily Social Security SSI payments. These payments average approximately \$650 per month. Based on the criterion that approximately 30% of gross income should go for housing, \$650 per month equates to monthly housing expenses of \$195, clearly unrealistic in San Diego. Although Social Security provides incentives for disabled persons to work, they are often insufficient to enable a disabled person to significantly improve their housing status.

According to The ACCESS Center, a not-for-profit agency whose housing program serves more than 2,000 persons with disabilities, including the mentally ill and physically and developmentally disabled, approximately 1,000 of the 8,500 households receiving Section 8 assistance have at least one disabled member. The ACCESS Center estimates that approximately 500 - 1,000 more persons with disabilities would qualify for Section 8 certificates if they were available. In addition to the Section 8 rental assistance already being received by people with disabilities, other housing options include shared housing (Volume I, p.63) and the construction of affordable units (Volume I, p.17), and the Supportive Housing program designed to promote the development of supportive housing services to assist those with special needs in transition to independent living (Volume I, p.62).

b. Persons with Mental Illness

In the City of San Diego there are an estimated 22,000 mentally ill.²⁸ The Regional Task Force on the Homeless (RTFH) estimate that there is a total of 1,400 severely mentally ill homeless persons in the City.²⁹

A substantial majority of persons in this population depend solely on Supplemental Security Income (SSI) payments of approximately \$600 per month. According to the federal government's definition, housing is considered affordable as long as rental costs consume no more than 30 percent of one household's income. However, relative to the income of individuals with mental illnesses, few persons in this population can afford rental housing on the open

²⁸ Estimate of the number of disabled persons, as derived from estimates taken from the United Way of San Diego County, the City's FY97 Consolidated Annual Plan, and San Diego Association of Governments (SANDAG).

²⁹ Regional Task Force on the Homeless, Regional Homeless Profile, Annual Update on Homelessness throughout San Diego County and its 18 Cities, May 1998.

market and therefore have a need for subsidized housing. The lack of access to stable and decent housing often leads the mentally ill to becoming homeless, near homeless or living in unstable and/or substandard housing situations.

The National Institute of Mental Health (NIMH) and the Regional Task Force on the Homeless approximate that one-third of the homeless suffer from a mental illness. The RTFH report that on any given night there are approximately 1,900 homeless mental ill in the County. Of these, 1,400 are in the City of San Diego³⁰. There is no accurate data on the incidence of mental illness in the homeless population of farm workers and day laborers, although it is generally believed to be lower.

The homeless mentally ill have very few resources available to them. There are only 135 shelter beds in the City of San Diego specifically targeting the homeless mentally ill, which represents an unmet need of 90%. The homeless mentally ill share the condition of extreme poverty. They typically are unable to work and are usually not connected to entitlement programs.

The San Diego Homeless Demonstration Project funded by the National Institute of Mental Health found that only 30% of the clients were on SSI, yet all of them should have been on SSI because of their severe mental illness. According to the RTFH, studies tend to point to almost a fifth of the homeless mentally ill population not having any income at all.

c. Persons with Developmental Disabilities

The California Developmental Disabilities Board for Area XIII, the advocacy group organization for developmentally disabled persons in San Diego County, states that about 14,000 developmentally disabled persons reside in the City.

While group homes have historically been a viable residential option for persons with developmental disabilities, they are not the only desired housing choice for persons with disabilities. This population is looking for choices other than group living including apartments, condominiums, and houses in the community.

A major barrier to stable, decent housing for the developmentally disabled is the availability of affordable housing. A substantial majority of persons in this population depend solely on Social Security insurance payments of approximately \$640 per month. Based on federal housing standards, affordable rent payments should be slightly over \$520. Relative to their income, few persons in this population can afford rental housing on the open market.

3. Large Families

Large families are defined by the U.S. Department of Housing and Urban Development as any family with five or more members. The trend toward increasing household size in San Diego is

³⁰Ibid

detailed in the Community Profile - Population Characteristics (p.108). Meeting the housing needs of large families is made particularly difficult because market forces provide a strong incentive to produce multiple-dwelling units which have a larger number of one and two-bedroom units and fewer three- and four-bedroom units.

These forces include (1) shrinking household sizes generally (2) high parking requirements, and (3) high land costs which create a tendency on the part of developers to maximize the number of units, in part by building a larger number of smaller units. Larger units would mean fewer units in the same amount of space.

In addition, houses in the older parts of the City typically have only two bedrooms. These units are being rehabilitated with increasing frequency rather than being replaced with newer units. Consequently, the larger houses with three-or-more bedrooms continue to be available primarily in the planned urbanized communities which are further out from the city center and tend to be more expensive. The high costs for single-family homes make it nearly impossible for large, low-income families to purchase a home. Additionally, of the total large, low-income, renter households, in the city of San Diego, approximately 60% overpay for rental housing (refer to "Housing Costs, Income, and Affordability, p.120).

In addition, the same market forces which act as a disincentive for the private sector to provide housing for large families also make it difficult for the public sector to provide adequate housing for large families. Additionally, housing must compete with a variety of other legitimate needs for limited public funds. Evidence of the extent of the problem is found in the significant number of large families on the waiting list for Section 8 certificates and the long waiting lists for three-bedroom units in the public housing program.

There are approximately 8,579 Section 8 housing units, of which 2,374 are zero-to-one bedroom, 3,262 are two bedrooms, and 2,943 are three-or-more bedrooms³¹.

Table 13
Bedroom Distribution of Section 8 Program
of Bedrooms

Section 8 Program:	0-1	2	3+	Total Units
	2,374	3,262	2,943	8,579

Source: City of San Diego, FY 99 Consolidated Annual Plan

³¹City of San Diego, FY 99 Consolidated Annual Plan, Strategic/Action Plan for Community Development.

4. Military

The Naval Complex San Diego consists of 11 military installations located in the San Diego Region. As of 1996 (the most recent year for which information was available), military personnel in San Diego numbered 62,274 representing 38,224 military families in the region. Of this total, 7,216 families can be housed in military-family housing (MFH) units.³² However, a Housing Market Analysis (HMA) Report, prepared for the Navy in 1996, concludes that there are only 25,933 acceptable renter-occupied, owner-occupied, and vacant housing. Consequently, that report found a housing shortfall of 5,075 units in 1996.

By 2001, the number of military personnel is expected to increase slightly to 67,823 representing demand for 37,962 housing units. Of this total, 8,612 families are expected to be housed in military controlled units.³³ The HMA Report concludes that there will be a deficit of 4,105 units since it is expected that only 25,933 acceptable renter-occupied, owner-occupied, and vacant housing units will be available to military personnel in the market area.³⁴

In addition to Military Family Housing (MFH), some Navy personnel may be eligible for publicly assisted housing (public housing or rent subsidized units) (Volume I, pp.62-63). However, long waiting lists prevent most lower-grade personnel, who may qualify, from occupying significant numbers of publicly assisted housing units.

Consequently, military personnel rely heavily on the private housing market to meet its housing needs. According to the HMA, the number of families requiring rental housing on the private market in 1996 was estimated at 20,741 (4.9 percent) of rental units in the market area and is expected to decrease slightly to 19,352 (4.3 percent) reflecting the increase in MFH in 2001. In response to the deficit of housing, the Military proposes to provide financial incentives to the private sector for the development of approximately 2,200 new housing units for military families by the end of FY 2004 (Volume I, p.17).

Table 14 illustrates the housing deficit by pay grade after the maximum number of families is placed in military family housing. This table indicates that lower grade personnel have the greatest need for affordable rental housing units by the private market.

Although the Housing Market Analysis does not make predictions beyond 2001, projections by SANDAG for continued regional population growth and current low regional rental vacancy

³²This total includes an additional 1,396 units designated for enlisted personnel. The units will be added to the inventory over the forecast period, bringing projected MFH assets to 8,612 units by 2001.

³³This total includes an additional 1,396 units designated for enlisted personnel. The units will be added to the inventory over the forecast period, bringing projected MFH assets to 8,612 units by 2001.

³⁴According to the RDN, Inc., preparer of the Housing Analysis Report, market area is defined as: The market area must extend to one-hour commuting radius one way during rush hour. Additionally, the market area must be delineated using census tracts or block groups to define the market area, depending on which level of detail is necessary to adequately gauge parameters of the one hour commuting radius.

rates indicate a future strain on housing costs and availability for military families.

Table 14 Housing Deficit by Grade Segment and Number of Bedrooms, Naval Complex San Diego, 1996 & 2001								
	1996	2001	1996	2001	1996	2001	1996	2001
Rank:	1-2 BR	1-2 BR	3 BR	3 BR	4+ BR	4+ BR	TOTAL	TOTAL
Total Officers	70	80	25	25	62	65	157	170
O6-O10	0	2	0	0	1	1	1	3
O4-O5	6	11	0	4	10	13	16	28
W1-O3	64	67	25	21	51	51	140	139
Total Enlisted	1651	1337	2083	1572	1184	1026	4918	3935
E7-E9	18	23	144	128	250	244	412	395
E4-E6	1266	1056	1683	1200	906	755	3855	3011
E1-E3	367	258	256	244	28	27	651	529
TOTAL	1721	1417	2108	1597	1246	1091	5075	4105
Source: Housing Market Analysis, Naval Complex San Diego, California, August 1996.								

5. Students

As of July 1998, there were approximately 51,455 full-time equivalent (FTE) students attending San Diego's colleges and universities, plus an additional 25,778 full-time equivalent credit students enrolled in the four campuses of the San Diego's Community College District and 14,047 full-time equivalent non-credit adult school students. The majority of students attending four-year schools came from places outside of San Diego's and must rely primarily on off-campus housing to satisfy their housing needs.

Table 15 quantifies current and projected full-time equivalent student enrollment, students housed in university housing, the proportion of student housing need satisfied by each campus, and any plans for additional housing during the Housing Element cycle.

Table 15 Student Enrollment and University Provided Housing City of San Diego 1991-1997							
Institution	1998 Enrollment (FTE) ²	Five Year Projected Enrollment (FTE)	FY 1998 #Students in University Provided Housing	FY 1998 Bed Spaces	FY 1998 University Provided Apartment Units	% Current Housing Needs Met	Recent Additions & Future Plans
Cal-Western Law	720	750	0	0	0	0	

Table 15
Student Enrollment and University Provided Housing
City of San Diego 1991-1997

Institution	1998 Enrollment (FTE) ²	Five Year Projected Enrollment (FTE)	FY 1998 #Students in University Provided Housing	FY 1998 Bed Spaces	FY 1998 University Provided Apartment Units	% Current Housing Needs Met	Recent Additions & Future Plans
Point Loma Nazarene	1,940	2,000	1,350	588 Dorm Rooms	65	69.5%	No units added in 1991-1997. 50 spaces planned in next few years.
San Diego State University	23,281	24,650	2,680	2,340	90	11.5%	<p>580 spaces added between 1991-1998. Another 300 are slated for next year or two.</p> <p>SDSU Redevelopment Plan will result in the following:</p> <p>By Fall 1999, 66 apt units to house 230 students</p> <p>By 2001, 150 - 600 new units as part of mixed use redevelopment will house 525 - 2,100 students</p> <p>By 2004, 250+ apt units to house 750 - 875 students</p> <p>4 new fraternity houses to house 100 students</p>
University of California, San Diego	18,050	21,405	6,500	5,116	1,182	36.0%	<p>600 bed spaces added from 1991-1998. 1,200 undergraduate bed spaces planned to open by 2002 with approx. 200 married/grad spaces possible as well. Longer range, another 1,200 undergrad spaces planned. Timing on those uncertain.</p>

Table 15
Student Enrollment and University Provided Housing
City of San Diego 1991-1997

Institution	1998 Enrollment (FTE) ²	Five Year Projected Enrollment (FTE)	FY 1998 #Students in University Provided Housing	FY 1998 Bed Spaces	FY 1998 University Provided Apartment Units	% Current Housing Needs Met	Recent Additions & Future Plans
University of San Diego	5,454	7,200	1,917	1,917	314	35.1%	No units added in 1991-1997. No plans for future spaces through 2004.
United States International University	1,465	1,465	320	700	0	22.0%	200-300 bed spaces may be added after 2002.
Thomas Jefferson School of Law	545	545	0	0	0	0	
Subtotal	51,455	58,015	12,767	588 Dorm Rooms 10,073 Bed Spaces	1,651	25.0%	
San Diego Community Colleges	39,825 ³⁵	46,165	0	0	0	0	
TOTAL	91,280	104,180	12,767	588 Dorm Rooms 10,073 Bed Spaces	1,651	14.0%	

Source: Admissions-Cal-Western Law; Admissions & Housing-Point Loma Nazarene; Housing Coordinator, Institutional Research-San Diego State University, Campus Planning-UC San Diego; Institutional Research-USD; Director of Housing, Director of Admissions-USIU; Admissions-Thomas Jefferson School of Law; Planning-SDCC.

Ideally, student housing should be located adjacent to or on campus and near shopping and public transportation. Additionally, it should be of higher density in order to permit generally lower rental payment by typically lower-income students. However, most campuses are surrounded by low-density housing and three schools are located in the high rent areas of La Jolla (University of California, San Diego), Point Loma, (Point Loma Nazarene), and Scripps Ranch (United States International University). The University of San Diego has the best location for lower priced rental units, while San Diego State University offers only middle-income housing to the south and upper income housing to the north.

³⁵Total includes 25,778 full-time equivalent credit students enrolled in the four campuses of the San Diego's community College District and 14,047 full-time equivalent non-credit adult school students.

The problems created by student spillover into adjacent residential areas has grown progressively more severe. This has been particularly true in neighborhoods surrounding San Diego State University where the number of former single-family houses has been converted into "mini-dorms." Such "mini-dorms" do not have adequate off-street parking for students with automobiles.

In response to the inadequate student housing opportunities on campus, San Diego State University is implementing a redevelopment program the "College Community Redevelopment Project." Primary objectives of the redevelopment program are to significantly increase student housing opportunities, and improve vehicular, pedestrian circulation and parking conditions in order to reduce adverse impacts in surrounding neighborhoods. Other Universities have indicated an intent to absorb potential student spillover by increasing on-campus student housing. Volume I, pp.17-18 provides a summary of future additions.

6. Female Headed Households

Female headed households include households headed by women with or without children. Over the last two decades, the role of women in society has undergone fundamental changes. These changes are manifested in major demographic shifts which have dramatically altered the idealized American family consisting of a father who is employed outside the home and a mother who are not employed. As of 1998, there were approximately 32,000 female headed households in the City of San Diego.

Families headed by a single mother are more likely to be discriminated against in the housing market because of the reluctance of some managers and owners to rent to families with children. Although the Fair Housing Act of 1988 expanded the scope of the law to include families with children, such discrimination according to the Fair Housing Council of San Diego still occurs. The City will continue to support the enforcement of fair housing laws (Volume I, pp.91-94).

In addition, the needs of families headed by single mothers, particularly those that are low-income, are acute. As of 1998, 11,000 female headed households with children lived below the poverty level.³⁶ Many of these families are in need of a variety of specialized support services in order to maintain their independence and self-sufficiency. The overriding housing need is for affordable accommodations. These mothers also require access to employment opportunities, meaning that affordable housing should be in the vicinity of employment opportunities. Furthermore, in order to take advantage of employment opportunities, it is essential that child care facilities be available and at a cost that is not prohibitive, preferably at the work site or near their home site. Where housing is subsidized, it is important to ensure that the so called "notch-effect" is ameliorated, whereby increases in income which is "notched-up" are not automatically negated by corresponding increases in rent.

The City, through the Fair Housing Council's, "Community Opportunities Program," will attempt to facilitate mobility of Section 8 rent subsidy clients to areas of "low poverty

³⁶Regional Housing Needs Statement , San Diego Region, SANDAG, November 1998.

concentration,” that offer high quality housing, education, and employment opportunities. These support services include child care, transportation, job and career counseling (Volume I, pp. 81-82).

Affordable housing options are also essential in preventing homelessness among female headed households. Based on the 1990 Census figures, there were at least 100,000 households in metropolitan San Diego who are at-risk of homelessness.³⁷ Most of these households are single parent households with an average of 2 children.

In the past, the primary vehicles in the City to assist low-income families from becoming homeless have included various forms of rental assistance (Volume I, p.62). In addition, the reduction of governmental barriers for new construction of affordable housing is discussed in the “Governmental Constraints” chapter and are detailed in Volume I, Goal III.

7. Farm workers

Agriculture makes an important contribution to the local economy in San Diego. As of 1998, agriculture is the fourth ranking industry in San Diego County and number one in California. In the nation, the region ranks tenth with \$1.3 billion in harvested crops annually.³⁸

Housing for farm workers in San Diego has traditionally been problematic. During World War II under the Bracero Program, the first organized guest worker program, barrack-style housing for single males were usually provided by growers and operated by professional managers. After the Bracero program was terminated in 1964, there was a steady decline in farm worker housing and camps were gradually shut down and demolished.

In the City of San Diego, agricultural activity still occurs in the San Pasqual Valley and to a lesser extent in the Carmel Valley/La Jolla Valley and Tia Juana River Valley/Otay Mesa areas. As of August 1998, according to the City of San Diego Agricultural Assets Management section of the Real Estate Assets Department, there are only 32 housing units available for farm workers located in the San Pasqual Valley. Of those, 22 are city-owned housing units and another 10 are lessee owned. The City’s Agricultural Assets Management staff reports that most of their housing has been rehabilitated. There are four are in the finishing stages of rehabilitation and another three will be done in about two years. For leased property, lessees have the responsibility for housing maintenance, improvements and repair of the structures under the November 1993 passage of the California Employee Housing Act, which obligates the farm worker employer to provide housing that meets minimum health and safety standards.

There is no existing farm worker housing in the Carmel Valley/La Jolla Valley and Tia Juana River Valley/Otay Mesa area. In the Carmel Valley/La Jolla Valley area, several hundred farm workers and day laborers live in illegal, temporary encampments hidden in the underbrush.

³⁷ City of San Diego, FY 99 Consolidated Annual Plan, Strategic/Action Plan for Community Development.

³⁸ San Diego Union Tribune, Court rules housing for farm workers must be safe, July 8, 1998.

These encampments are typically unsanitary, lacking plumbing or heating, or cooking facilities. In the early 1990's, McGonigle Canyon was the location of the largest such encampment, housing several hundred people at one point. This camp was subsequently closed by the City and Section 8 certificates were used to facilitate the transition of the occupants into the private housing market.

There have been other attempts to provide housing for farm workers and day laborers. According to the Annual Regional Homeless Profile of 1998 by the Regional Task Force on the Homeless, in 1995 the City sponsored a program that attempted to move men from camps to apartments or dormitories. However, men were extremely reluctant to participate. The primary reason was believed to be financial, since many are attempting to earn money for their families or to purchase land in their home country. According to the RTFH, it is more expensive to live in an apartment or dormitory than in a camp. The RTFH, also reports that there are more success with relocation programs designed for families since parents are more willing to confront additional expenses in order to improve the living conditions for their children.³⁹

In a recent court ruling, a state appeals court ruled that the operators of a strawberry farm in San Diego that employed migrant workers had an obligation to make sure that housing made available to them complies with minimum health and safety requirements under the State Employee Housing Act.⁴⁰ Although farm worker housing should meet minimum health and safety standards, this ruling may also have the effect of acting as a disincentive for farmers and growers to provide any housing for their employees. However, the City may develop appropriate incentives and assistance to make the such housing economically feasible (Volume I, p.18).

It is difficult to accurately quantify the number of farm workers since they no longer set up the large camps like the one in McGonigle Canyon east of Del Mar that attracted national attention a few years ago. The workers now tend to live in small canyons or crowd in substandard housing. The RTFH estimates that there are about 1,000 farm workers and day laborers in the City of San Diego, approximately 900 of whom are single adult males and 100 are family members and single women. The day laborers typically do landscaping and short-term construction projects. The 32 units in the San Pasqual Valley are clearly insufficient to address those needs of the estimated 1,000 seasonal and permanent farm workers and laborers in the City.⁴¹

The San Pasqual Valley and the Tia Juana River Valley are proposed to remain agricultural for the foreseeable future in order to preserve watersheds and restrict land uses compatible with a floodplain. In response, the City will annually monitor the number of permanent and seasonal farmworker employees, where they live, and the need for additional housing in San Pasqual Valley (Volume I, p.18).

³⁹Regional Task Force on the Homeless, Regional Homeless Profile, Annual Update, May 1998.

⁴⁰San Diego Union Tribune, Court rules for farm workers must be safe, July 8, 1998.

⁴¹Regional Task Force on the Homeless, Regional Homeless Profile, Annual Update, May 1998.

The La Jolla River Valley and Otay Mesa agriculture areas are likely to be phased out since those areas are slated for development ultimately. The La Jolla Valley is included in the North City Future Urbanizing Framework Plan and Otay Mesa is proposed to be developed with a mixture of industrial/commercial and residential land uses. In these areas, any housing for farm workers should be interim.

Furthermore, the City has reduced governmental constraints in providing farmworker housing. The City's zoning for agricultural districts permits the provision of housing for farm workers as an accessory use. The City's new zoning code, the Land Development Code treats farm worker housing similarly and complies with the Employee Housing Act which prohibits local jurisdictions from requiring a special land use permit for housing for agricultural workers that are not required for any other type of agricultural activity in the same zone.

Specific policies and programs addressing the need and maintenance for permanent farmworker housing are in Volume I, "New Construction" section of the Housing Element.

8. Homeless

The U.S. Department of Housing and Urban Development (HUD), defines homeless persons as those who are:

- sleeping in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings.
- sleeping in emergency shelters
- living in transitional or supportive housing for homeless persons who originally came from streets or emergency shelters

This includes persons who ordinarily sleep in one of the above places but are spending a short time (30 consecutive days) in a hospital or other institution.

- being evicted within a week from private dwelling units and no subsequent residences have been identified and they lack the resources and support networks needed to obtain access to housing.
- being discharged within a week from institutions in which they have been residents for more than 30 consecutive days and no subsequent residences have been identified and they lack the resources and support networks needed to obtain access to housing.⁴²

⁴²"Understanding the Supportive Housing Program", HUD, April, 1998

a. Extent of Homelessness

The homeless population in San Diego County can be divided into two general groups: (1) urban homeless (sometimes referred to as "traditional homeless") and (2) farm workers and day laborers (also referred to as the "rural homeless"), who primarily occupy the hillsides, canyons and fields of the northern regions of the county, and consider San Diego their home.

The RTFH cites the following factors as the most common reasons for homelessness:

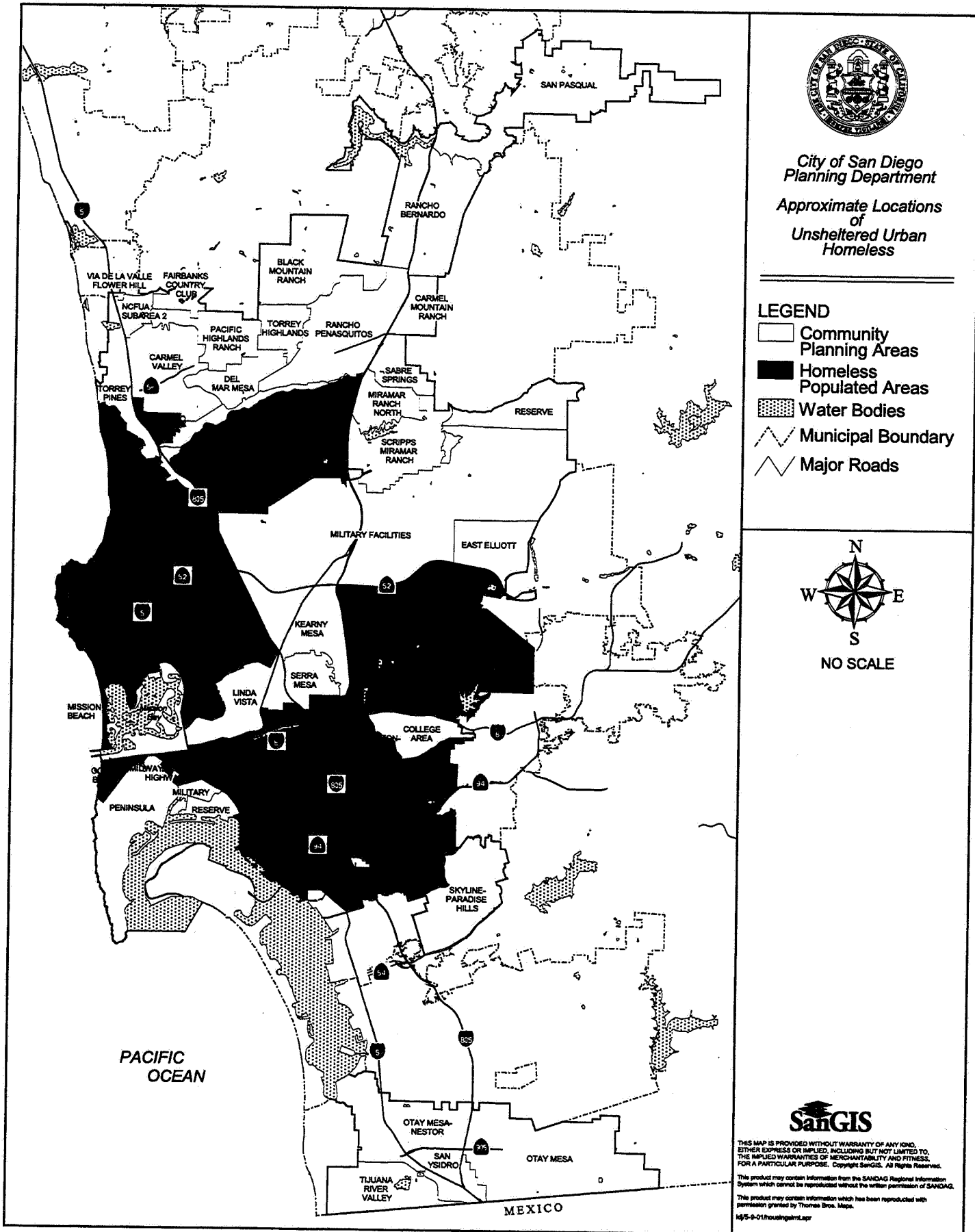
- Inability to pay rent
- Residence was demolished or condemned
- Inability to remain in former family/household
- Mental illness or substance abuse
- Ill health

The total overall current county estimates of the two general homeless groups are estimated to be at least 15,000, with approximately 8,000 urban homeless and 7,000 farm workers/day laborers. This total does not include thousands more undocumented workers who migrate into the county as they move northward through the state.⁴³

According to the RTFH, there are an estimated 5,500 urban homeless in the City of San Diego. Downtown contains the highest concentration of urban homeless persons, estimated at 3,500 to 4,000 while the beach communities have an estimated 550-600 homeless people. Map 2 illustrates the locations of unsheltered urban homeless by Community Planning Area.

⁴³Regional Task Force on the Homeless , Regional Homeless Profile, Annual Update, May, 1998

Map 2



b. Profiles of Special Homeless Populations

In the region, single adults comprise approximately 70 percent of the urban homeless. Most of these 4,000 individuals are between 27 and 40 years old. A fifth have been homeless for more than four years. According to the RTFH, in the City of San Diego, approximately 73 percent of the 5,500 urban homeless are single adults.

In the county, women, either alone or as single heads of households, represents 20 to 25 percent of the urban homeless. According to the RTFH, there are approximately 500 single adult women. In the City, women alone represent 11 percent of the urban homeless and women and their children represent 10 percent of the urban homeless. Many women are inadequately prepared to earn an income and regularly cite abandonment by spouses, male friends or families, or flight from abusive situations as reasons for their homelessness. The housing needs of female headed households are discussed further in the "Female Headed Households" section of this volume.

In the region family members make up at least a quarter of the urban homeless population with an approximated count of 2,100. In the City of San Diego there are at least 1,050 urban homeless family members. The City currently has 542 shelter beds set aside for homeless families. This represents an unmet need of 48%. The majority of homeless families are headed by single women. However, in recent years more single male parents with children are provided shelter. According to the RTFH, homeless service providers ranked child care, employment assistance, health care, permanent affordable housing, and transitional housing as the top unmet needs relating to homeless families.

On any given night, there may be as many as 1,500-2,000 teenage runaways in the region. Most are from local homes. According to the RTFH, there may be as many as 450 youth on their own in the City each night. Except for those from Latin America, almost all return home in a few days and are not considered homeless. A high portion use drugs and/or alcohol and many sell drugs and/or turn to "survival sex" to meet their basic needs. In the City, 102 shelter beds are set aside for youth on their own in the City, which represents an unmet need of 77%.

In addition to the urban homeless, found in the downtown area of the City and in many of the beach communities, there are approximately 1,000 rural homeless living in the canyons and hillsides on private and public property in the northern portion of the City of San Diego. Almost all of the rural homeless are employed, although seasonally or in casual labor, and those without work are actively seeking employment. The rural homeless tend to not have the psychological or social problems associated with the urban homeless. Most are first generation Mexicans or Central Americans, some of whom may be undocumented workers. They have typically left their native countries because of extreme poverty. There is insufficient housing specifically for farm workers in San Diego. The housing needs of the rural homeless are discussed in the "Farm workers" section.

Elderly persons account for an estimated 3 percent of the County urban homeless population and many are periodically homeless due to their being caught in a vise between high rents and very

low fixed incomes. The RTFH, reports that the homeless rate among the elderly may be attributed to the fact that many of the elderly homeless are not eligible for Social and Medicare. Many of the elderly homeless have insufficient work histories to qualify due to a lifetime of unsteady and temporary work without FICA. The majority of these aged homeless are men in their 60's who are often poorly educated. They usually avoid shelters and are extremely vulnerable to crime, illness, exploitation and abuse. The housing needs of the elderly are discussed in more detail in the "Elderly" section.

Mental illness and substance abuse are often factors accompanying homelessness. Homelessness may also be related to the onset of mental illness and a consequence of the stress, insecurity and despair brought on by the loss of one's home. On any given night there are approximately 1,400 severely mentally ill and homeless persons in the City of San Diego. Only 135 homeless shelter beds are specifically set aside for the mentally ill, representing a shortfall of 90%. It is unknown how many homeless mentally ill individuals there are over a course of a year. However, statistics from the Department of Health, Mental Health Services indicate that there are over 4,700 homeless mentally ill in mental health treatment over the course of one year. Further housing needs of the mentally ill are discussed in the "Persons with Disabilities" section.

According to the RTFH, multiple studies completed in the last decade demonstrate that at least a third of the adult homeless population suffer from chronic alcoholism. In addition, 40 percent of the adult homeless population has had problems with alcohol at some point in their lives. Approximately 10 percent of homeless persons have chronic involvement with drugs other than alcohol.

There is a common crossover between those who are abusing substances and those who are mentally ill. Half of the severely mentally ill homeless persons in San Diego County are believed to be abusing drugs and/or alcohol (persons often referred to as "dual diagnosed"). Substance abuse is both a cause and result of homelessness for the mentally ill. Furthermore, mentally ill commonly use illegal drugs or alcohol as a substitute for medication.⁴⁴

There are approximately 2,000 homeless veterans in the San Diego region, or 36% of the urban adult homeless population. The San Diego region has a strong military presence, which may account for these numbers, which are relatively high compared to other regions. Many former enlisted personnel have either spent a portion of their service in the San Diego region area, or have been separated from service in San Diego. Many remain in the area in search of employment. According to the RTFH, almost all homeless veterans are males. The average age is 40 years. Veterans often have health problems and more physical disabilities, often service related, which may prevent them from working. They also have a higher rate of drug and alcohol abuse than the rest of the homeless population and a higher incidence of psychiatric disorders. Some veterans are dually diagnosed making it even more difficult for them to establish themselves socially and economically. According to the RTFH, homeless veterans have not

⁴⁴Regional Task Force on the Homeless, An Annual Update on Homelessness throughout San Diego County and its 18 Cities, May 1998.

fares well in programs designed for the general homeless population. This is especially due to high rates in dropout and recidivism.

San Diego was the first community to direct its attention to many diverse needs of homeless veterans when it held its first Stand Down in 1988. The RTFH cites drug and/or alcohol abuse recovery services, mental health assistance, job training and placement, increase in shelter beds targeted for the homeless veterans and provision of affordable and stable housing as main priorities needed to serve the homeless veterans.

The National Commission on AIDS states that up to half of all Americans with AIDS are either homeless or "in imminent danger of becoming so because of their illness, lack of income or other resources and weak support networks." In the City, there are 143 shelter beds for an estimated 240 persons with AIDS. This represents an unmet need of 40%. The RTFH, reports that the top unmet needs relating to homeless persons with AIDS, according to service providers were, emergency shelter, mental health treatment, outreach, permanent supportive housing, and transitional housing.

The needs of the homeless and special needs subgroups include access to comprehensive health care, substance abuse treatment services, convalescent/transitional housing, residential programs or halfway houses providing services to parents with substance abuse problems and their children at the same location, and innovative aftercare environment to provide a continuum of care in housing. Other needs include health, mental, vocational, educational, legal, veterans' and housing and welfare services. Such support services are necessary to assure that an individual's full range needs are met. The wide range of services needed by the homeless population is addressed in the following, "Continuum of Care" section.

There is also another "invisible" population of homeless individuals not sleeping outside or in shelters, but who are in the process of becoming homeless. People without dwelling of their own frequently live temporarily with friends or relatives before entering a shelter or sleeping outside. These individuals may represent a significant amount of additional people but are not included in the estimates presented here.

c. HUD's Continuum of Care Concept for the Homeless

The Continuum of Care is the Department of Housing and Urban Development's (HUD) approach to providing a comprehensive and coordinated housing and services delivery system to the homeless. The Continuum of Care approach consists of two key elements: (1) an integrated community-based process of identifying needs and building a system to address those needs and (2) increased funding to provide communities with the resources needed to build the system of care. The Continuum of Care system helps communities plan for and provide a balance of emergency, transitional, and permanent housing and service resources to address the needs of the homeless in order to help them make the critical transition from streets to jobs and independent living.

Figure 8 (p. 161) illustrates the range of services offered by the Continuum of Care system in San

Diego. While not all homeless people will need the full range of services from beginning to end, each component is present and coordinated within the Continuum of Care system. The support services offered allows the individual with the flexibility to enter, exit, and re-enter at different stages of the system.

Outreach and intake assessment provide the first level of services where an individual's or family's needs are identified and they are connected to facilities and services.

Emergency shelters provide the second level of services. They offer basic, temporary overnight sleeping accommodations, for up to a month. "Case Management" assistance is sometimes available. As of September 1998, there were approximately 189 emergency shelter beds in the City of San Diego.

Transitional housing is the next level of shelter support and provides housing, case management and support services to return people to independent living as soon as possible within 6 months and usually not longer than 24 months. There are two types of transitional shelter facilities.

The first type of transitional shelter is short-term case management shelter. These shelters can include rehabilitation or recovery programs and can transition a guest to either a long-term transitional program or to independence. The length of stay is typically from 30 to 90 days.

The second type of transitional housing is the long-term transitional shelter. This type of shelter emphasizes the preparation of the homeless individual or family to return to independent living and self-sufficiency. Maximum length of stay is typically from 3 to 18 months and in some cases as long as 24 months. There was a total of approximately 2,110 transitional beds in San Diego as of September 1998.

Permanent supportive housing is the next level in the Continuum of Care. At this level, permanent housing is provided with essential support services to enable individual households to maintain their permanent housing status. Possible supportive services would depend on the characteristics of the occupants and their needs but could include child care, life skills training, counseling, etc.

After consulting with area providers for the homeless, the City has set the three following goals for providing housing for the homeless: A goal for short-term bed spaces at 1,207 beds; A goal for ⁴⁵long term bed spaces is set at 3,214 and for special needs beds set at 300 beds. Refer to volume I, pp.14-25, for more details on policies and programs pertaining to the homeless population's housing needs. The homeless population will also benefit from the expenditure of Redevelopment Set-Aside funds which may be utilized to subsidize the purchase or rehabilitation

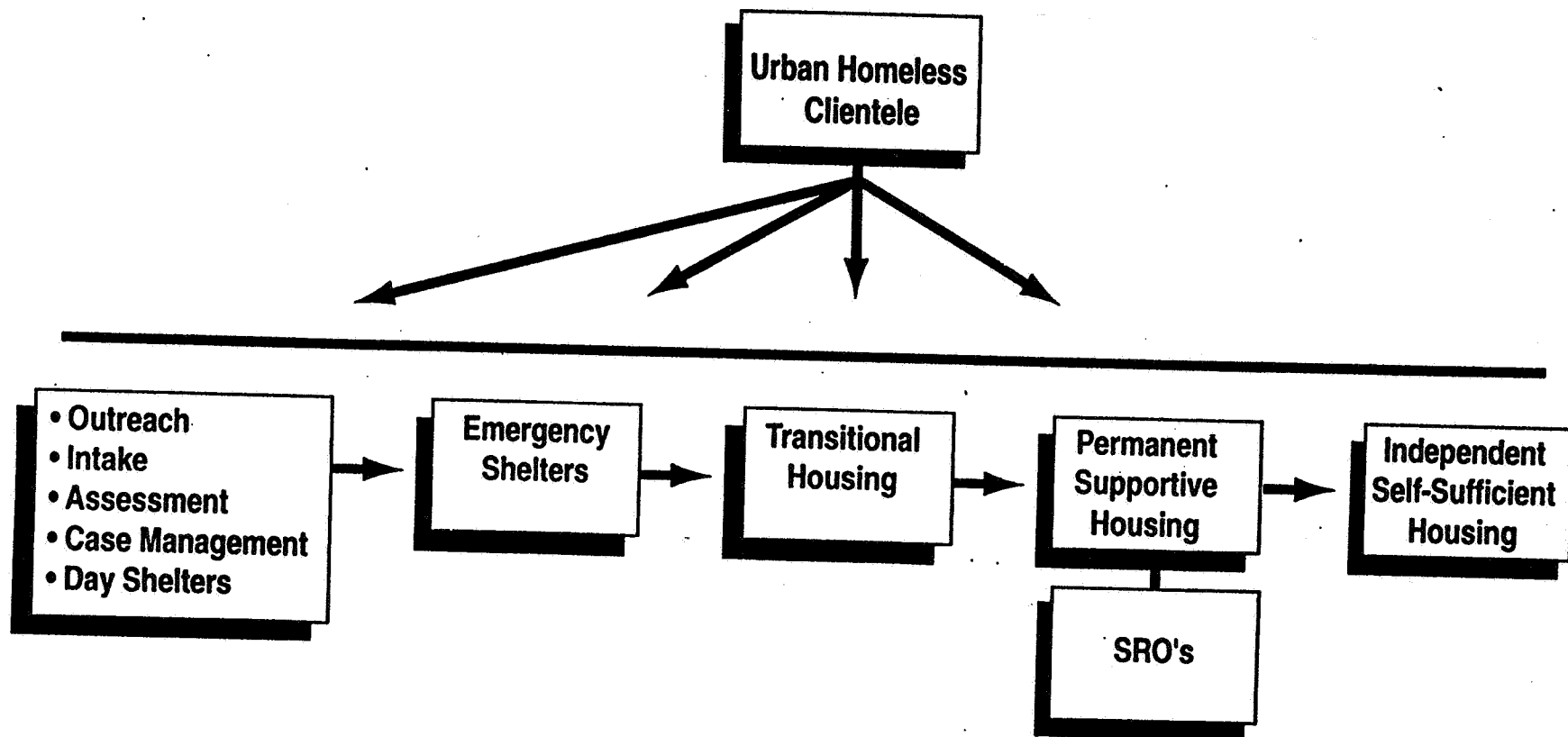
⁴⁵Short Term Beds: Basic, temporary overnight sleeping accommodations with minimal screening and support services; Long Term Beds, Temporary housing and support services to return people to independent living as soon as possible, and generally not longer than 24 months; Special Needs Beds: Temporary housing for persons with disabilities including those who require special needs due to mental and physical disabilities.

of transitional housing for lower income persons (Volume I, p.89).

The City has been able to make significant progress in providing low cost affordable housing for single individuals through its Single Room Occupancy (SRO) program. Between 1986 and 1992, by combining a series of building code and zoning modifications with financial assistance from the City's Housing Commission, San Diego made it possible for more than 2,000 new SRO units to be built by private developers. Since 1992, very few SRO units have been built. Rents vary from approximately \$330-\$530 per month. Where financial assistance is provided, the Housing Commission requires that 20 percent of the units be reserved for very low-income individuals, most of whom would otherwise be homeless. Approximately 500 of the 2,000 SRO units are reserved for very low-income individuals. The City's update of the Zoning Code also created a new mixed use zone for use in such areas which will provide incentives for SROs and other high density developments (Volume I, pp.16-17).

Although not the sole answer to the homeless problem, SRO's have become an essential part of the solution in San Diego. The City plans to continue the dispersal and support for SROs by incorporating SROs into plans for transit-oriented developments. For the specific policies and programs related to SRO's see Volume I, p.13 and p.16.

URBAN HOMELESS SERVICES CONTINUUM OF CARE



Outreach/Intake/Assessment activities identify an individual's or family's needs and make connections to facilities and services.

Case Management Agencies offer emergency and supportive services and assist clients in developing a plan for achieving independent living. Most of these agencies serve non-homeless persons as well.

Day Shelters are facilities with daytime support services in a safe environment. Some of the day shelters listed in this *Profile* are for persons with severe mental illness or recovering from substance abuse.

Emergency Shelters offer basic, temporary overnight sleeping accommodations, for up to a month. "Case management" assistance is sometimes available.

Permanent Supportive Housing offers housing for persons with disabilities who need supportive services to maintain their living accommodations. Targeted disabilities are serious mental illness; chronic alcohol and / or other drug abuse, and AIDS or related diseases. Persons with a severe chronic developmental disability may also be included.

Transitional Shelters offer housing, case management, and support services to return people to independent living as soon as possible, often within 6 months, and usually not longer than 24 months.

d. Shelters in the City of San Diego

Shelters for the urban homeless take a variety of forms in San Diego. They range from places to sleep during the night to transitional housing programs which combine housing with needed social services. Map 3 illustrates the locations of existing emergency shelter and transitional housing facilities by Community Planning Area and Table 16 compares the various homeless subpopulations with the availability of shelter beds in San Diego. Table 16 also shows the unmet need for each of these subgroups.

Table 16 Unmet Homeless Needs: Estimated Population and Shelter Beds Availability City of San Diego				
Population	Est. Pop.	Total Beds⁴⁶	Unmet Need	% Unmet Need
1. Urban Homeless	5,500	2,436	3,064	56%
Individuals Not in Families	4,450	1,894	2,556	57%
Single Adult Men and Single Women⁴⁷	4,000	1,792	2,208	64%
Single Adult Men Only	3,500	950	2,550	73%
Single Adult Women Only	500	286	214	43%
Youth Who are Alone	450	102	348	77%
Families with Children (total members)	1,050	542	508	48%
Two Parents and Children ⁴⁸	500	232	268	54%
Single Women and Children	550	310	240	44%
<i>"Special Need" Subgroups Within the Above Population</i> (these are <i>not</i> additional persons or shelters; they are included in the above totals)				
Severely Mentally Ill Persons	1,400	135	1,265	90%
Persons involved in Alcohol and/or Drug Abuse	2,200	558	1,642	75%
Victims of Domestic Violence	300	120	180	60%
Persons with AIDS without Shelter⁴⁹	240	143	97	40%
2. Farm workers /Day Laborers	1,000	0	1,000	100%

⁴⁶Includes only permanent beds-excluding winter shelter beds

⁴⁷Bed total for Single Adults includes an additional 462 beds that can be used by either men or women and 94 beds to be used for Single Veterans, either men or women.

⁴⁸There is no count as to how beds are divided between one and two-parent families.

⁴⁹Includes HIV- infected persons who are AIDS symptomatic (e.g. pneumonia, Kaposi Sarcoma) and not likely to be admitted to general shelters; and having a monthly income of less than \$600.

Table 16 Unmet Homeless Needs: Estimated Population and Shelter Beds Availability City of San Diego				
Population	Est. Pop.	Total Beds⁵⁰	Unmet Need	% Unmet Need
Single Adult Men	900	0	900	100%
Family Members and Single Women	100	0	100	100%
3. Total For all Homeless Persons	6,500	2,436	4,234	65%
Source: Regional Task Force on the Homeless, September 1998.				

Overall, Table 16 shows that as of September 1998, there were 2,436 shelter beds serving the urban homeless in San Diego. This number does not include 643 temporary beds provided through the City's 1997-98 winter shelter program. As Table 16 shows, the number of beds meets only 56% of the total urban need. According to a report from the U.S. Conference of Mayors on Hunger in Homelessness in America, 78 percent of shelter requests from families in San Diego were unmet during 1997.⁵¹

⁵⁰Includes only permanent beds-excluding winter shelter beds

⁵¹"A Status Report on Hunger and Homelessness in America's Cities", U.S. Conference of Mayors, 1997.

Map 3

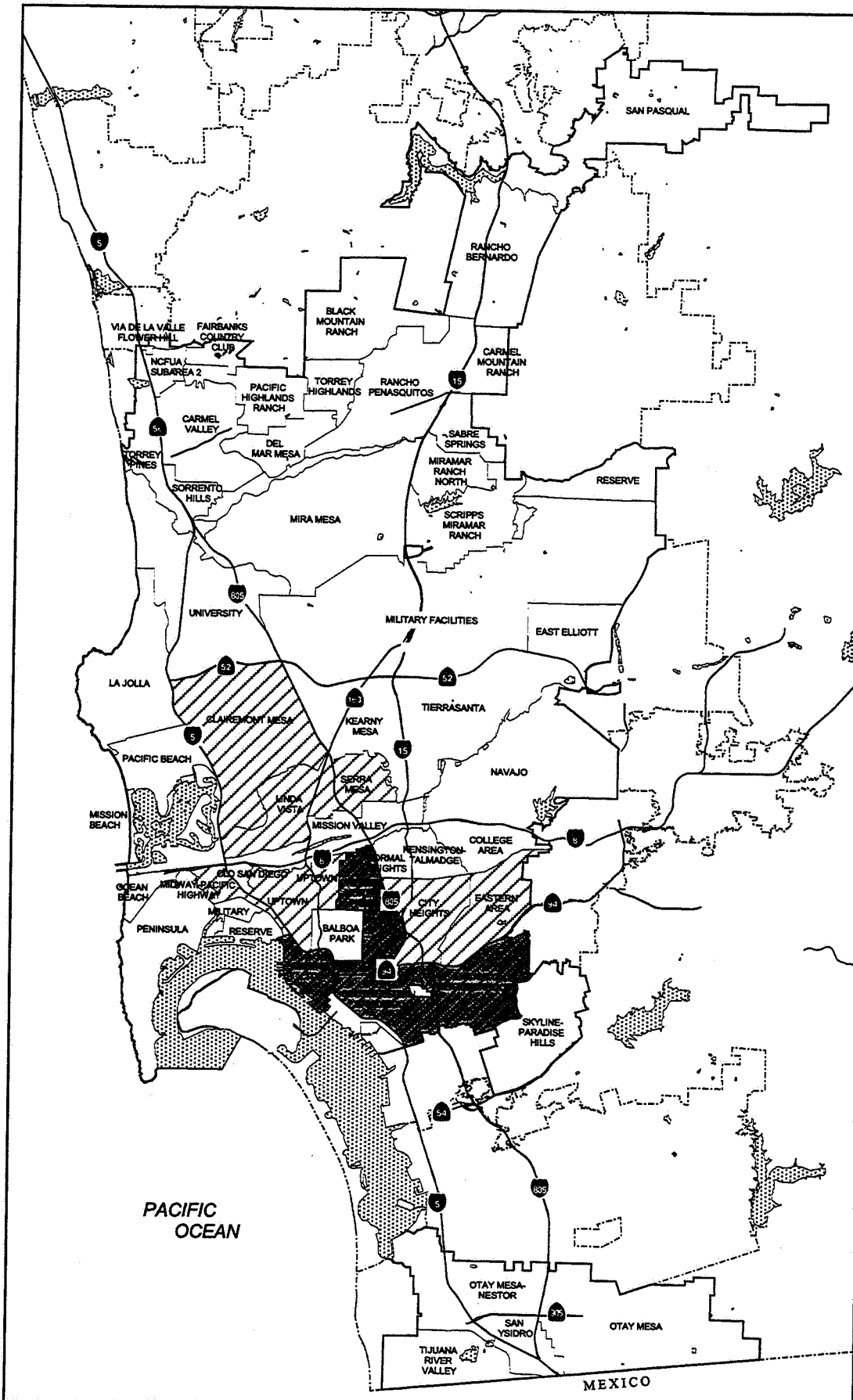


City of San Diego
Planning Department

Location of Existing
Emergency Shelters
and
Transitional
Housing Facilities
by Community
Planning Area

LEGEND

- Community Planning Areas
- Existing Emergency Shelters
- Existing Transitional Facilities
- Water Bodies
- Municipal Boundary
- Major Roads



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Table 17 shows the number of shelter beds by program type (emergency, permanent supportive, transitional, and winter shelter) in San Diego. This table shows 3,079 total beds in San Diego because it includes the 643 temporary beds from the City's winter shelter program.

Table 17 Distribution of Shelter Beds by Target Population in the City of San Diego					
Target Population	Program Type				Grand Total
	Emergency Shelter	Permanent Supportive Housing	Transitional Shelter	Winter Shelter	
Adult Men		22	928	150	1100
Adult Men &/or Women	90	83	289	423	885
Adult Women	32		254	20	306
Families with Children		32	200	26	258
General Population				24	24
Homeless Youth	28		74		102
Single Veterans			94		94
Women or Women with Children			18		18
Women and Children	39		253		292
Grand Total	189	137	2110	643	3079
Source: Regional Task Force on the Homeless, September 1998.					

Legend:

Emergency Shelter - Basic temporary overnight sleeping accommodations. Sometimes include a meal.

Permanent Supportive Housing - Permanent housing where persons need supportive services (e.g., Child care) to maintain their permanency.

Transitional Housing - Temporary housing and support services to return people to independent living as soon as possible, and not longer than 24 months.

Winter Shelter - Emergency shelter temporarily opened during the late fall and winter months. Some support services may be offered.

Homeless Youth - Youths 18 years of age or under, living on the streets, in public shelters, or without a permanent habitable, safe and healthy dwelling.

Table 18 provides a complete inventory of homeless facilities in San Diego.

Services for Homeless Persons in San Diego

AGENCY	PROGRAM NAME	TARGET POPULATION	SPECIAL NEEDS	BEDS	ADDRESS
Case Mgmnt Agency					
Bayside Settlement House	Bayside Settlement House	General Population	General Homeless		2202 Comstock St.
Catholic Charities	Case Mgmnt Agency	General Population	General Homeless		349 Cedar St.
Community Christian Svc. Agenc	Emergency Assistance Agency	General Population	General Homeless		4167 Rappahannock Ave.
Indian Human Resource Center	Indian Human Resource Center	General Population	General Homeless		4040 30th St.
Logan Heights Fam. Health Cntr	AIDS Case Management	General Population	HIV/AIDS		1643 Logan Ave.
Lutheran Social Services	East San Diego Center	General Population	General Homeless		4354 Van Dyke Ave.
Neighborhood House Assn.	Case Mgmnt Agency	General Population	General Homeless		841 S. 41st St.
Presbyterian Crisis Cntr	Case Mgmnt Agency	General Population	General Homeless		2459 Market St.
SDYCS	Coastal Communities	General Population	General Homeless		5041 Newport
Senior Community Center	Day Management Agency	Adult Men &/or Wmn	Seniors		928 Broadway St.
The Salvation Army	San Diego Family Services (Case Manageme	General Population	General Homeless		730 "F" St.
Townspcople, Inc.	Supportive Services	Adult Men &/or Wmn	HIV/AIDS		3960 Park Blvd., Ste. B
Travelers Aid Society	Case Mgmnt Agency	Adult Men &/or Wmn	General Homeless		306 Walnut Ave., Ste 21
U.S. Dept. Veterans Affairs	Vet Center	General Population	Veterans		2900 6th Ave.
Uptown Interfaith Service Center	Service Center	General Population	General Homeless		2214 Fifth Ave.
Uptown Interfaith Service Center	Services for Persons with AIDS	Adult Men &/or Wmn	HIV/AIDS		2214 Fifth Ave.
Day Shelter					
Alpha Project for the Homeless	Neil Good Day Center	General Population	General Homeless		299 17th St.
Catholic Charities	Rachel's Women's Center	Adult Women	General Homeless		759 8th Ave.
Episcopal Community Svcs	Friend to Friend Clubhouse	Adult Men &/or Wmn	Severely Mentally Ill (SMI)		1009 "G" St. Suite "A"
SD Rescue Mission	Day Service Center	Adult Men	General Homeless		1150 "J" St.
SDYCS	Star	Homeless Youth	Substance Abuse Treatment		3660 Fairmont Ave.
SDYCS	Teen Options	Homeless Youth	Substance Abuse Treatment		3660 Fairmont Ave.
SDYCS	Teen Recovery Center	Homeless Youth	Substance Abuse Treatment		3660 Fairmont Ave.
SDYCS	The Storefront Day Center	Homeless Youth	General Homeless		1245-B Market St.
Senior Community Center	Day Service Center	Adult Men &/or Wmn	General Homeless		928 Broadway Street
Emergency Shelter					
Catholic Charities	Rachel's Night Shelter	Adult Women	General Homeless	32	759 8th Ave.
Center for Community Solutions	Project Safehouse	Women with Children	Victims of Dom Viol	9	4508 Mission Bay Dr.

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AGENCY	PROGRAM NAME	TARGET POPULATION	SPECIAL NEEDS	BEDS	ADDRESS
Community Research Foundation	Isis Center	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	12	892 27th St.
Community Research Foundation	Jary Barreto Crisis Center	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	5	2865 Logan Ave.
Community Research Foundation	New Vistas Crisis Center	Adult Men &/or Wmn	SMI & Substance Abuse Tr	14	734 10th Ave.
County Mental Health Services	Shelter Beds	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	6	P.O. Box 85524, M/S-P5
County Mental Health Services	Shelter Beds	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	17	P.O. Box 85524, M/S-P5
SDYCS	The Bridge	Homeless Youth	General Homeless	8	3151 Redwood St.
SDYCS	The Storefront	Homeless Youth	General Homeless	20	1039 12th Ave.
Volunteers of America	Detox	Adult Men &/or Wmn	Substance Abuse Treatment	16	1111 Island
Volunteers of America	Ten Day Program	Adult Men &/or Wmn	Substance Abuse Treatment	20	1111 Island
YWCA	Casa de Paz	Women with Children	Victims of Dom Viol	30	P.O. Box 126398
Health Services					
Alpha Project for the Homeless	Balboa Park Outreach Program	General Population	General Homeless		299 17th St.
Logan Heights Fam. Health Cntr	Beach Area Family Health Cntr	General Population	General Homeless		3705 Mission Blvd.
Logan Heights Fam. Health Cntr	Downtown Family Health Center	General Population	General Homeless		1145 Broadway
Logan Heights Fam. Health Cntr	Family Health Center	General Population	General Homeless		1643 Logan Ave.
Logan Heights Fam. Health Cntr	Healthcare for Homeless Youth	Homeless Youth	General Homeless		3544 30th St.
Logan Heights Fam. Health Cntr	Homeless Healthcare Project	General Population	General Homeless		3544 30th St.
Logan Heights Fam. Health Cntr	North Park Family Health Center	General Population	General Homeless		3544 30th St.
Rodrigo Munoz, M.D. Offices	Private Physician	Adult Men &/or Wmn	General Homeless		3130 Fifth St.
St. Vincent de Paul Village	St. Vincent de Paul Dental/Medical Clinic	General Population	General Homeless		1501 Imperial Ave.
Stepping Stone	Outreach to Homeless	Adult Men &/or Wmn	Substance Abuse Treatment		3425 5th Ave.
Perm Supp Housing					
City of SD-Housing Commission	Shelter Plus Care-Tenant Based	Adult Men &/or Wmn	HIV/AIDS	22	1625 Newton Ave.
City of SD-Housing Commission	Shelter Plus Care-Tenant Based	Fam with Children	HIV/AIDS	32	1625 Newton Ave.
Community Research Foundation	Safe Havens-North Parks	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	6	3376 30th St.
Episcopal Community Svcs	Shelter Plus Care	Adult Men &/or Wmn	SMI & Substance Abuse Tr	33	1545 2nd Ave., #101
Love Center	Love Center	Adult Men	HIV/AIDS	5	4189 Kansas St.
Pathfinders	Shelter Plus Care	Adult Men	Substance Abuse Treatment	17	3806 Grim Avenue
Stepping Stone	Our House	Adult Men &/or Wmn	HIV/AIDS & Alco/Drug Ab	10	3000 E Street
Stepping Stone	Recovery Home	Adult Men &/or Wmn	HIV/AIDS & Alco/Drug Ab	12	3767 Central Ave.
Transitional Shelter					
Catholic Charities	House of Rachel	Adult Women	General Homeless	5	349 Cedar St.

AGENCY	PROGRAM NAME	TARGET POPULATION	SPECIAL NEEDS	BEDS	ADDRESS
Community Research Foundation	10th Avenue Apartments	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	28	743 10th Ave.
CRASH	Golden Hill House	Adult Men &/or Wmn	Substance Abuse Treatment	39	2410 "E" St.
CRASH	Short-Term City Heights	Adult Men	Substance Abuse Treatment	2	4161 Marlborough
CRASH	Short-Term Two	Adult Men &/or Wmn	Substance Abuse Treatment	40	4890 67th St.
Crossroads	Crossroads Recovery Home	Adult Women	Substance Abuse Treatment	20	3594 4th Ave.
Ecumenical Council of San Diego	El Nido	Fam with Children	Victims of Dom Viol	30	P.O. Box 3628
Episcopal Community Svcs	Julian's Anchorage	Women with Children	Victims of Dom Viol	18	3565 Seventh Ave.
Episcopal Community Svcs	Safe Haven Transitional Shelter	Adult Men &/or Wmn	Severely Mentally Ill (SMI)	6	3375 Dale St.
Heartland House	Heartland House	Adult Men	Substance Abuse Treatment	8	2822 5th Ave.
House of Metamorphosis	House of Metamorphosis	Adult Men &/or Wmn	Substance Abuse Treatment	26	5855 Streamview Dr.
MAAC Project	Casa de Milagros	Adult Women	Substance Abuse Treatment	7	2970 Market St.
PACTO	Casa del Sol	Adult Women	Substance Abuse Treatment	2	1127 S. 38th St.
PACTO	Truax House	Adult Men	HIV/AIDS	9	2876 Howard St.
Pathfinders	Pathfinders	Adult Men	HIV/AIDS	6	2876 Howard St.
San Diego Safe Harbor, Inc.	Safehouse Program	Adult Men	Substance Abuse Treatment	39	2980 Cedar St.
Sanctuary	Bridges	Women with Children	General Homeless	6	P.O. Box 90886
SD Rescue Mission	Transitional Shelter	Adult Men	Victims of Dom Viol	33	P.O. Box 7162
SD Rescue Mission	Transitional Shelter	Adult Men	General Homeless	20	1150 "J" St.
SD Rescue Mission	Women And Children's Center	Women with Children	General Homeless	193	1150 "J" St.
SD Youth Involvement, Inc.	Southeast Involvement Project	Homeless Youth	General Homeless	75	939 S. 16th St.
SDYCS	Take Wing	Homeless Youth	General Homeless	14	PO Box 95
St. Vincent de Paul Village	Family Living Center	Homeless Youth	General Homeless	20	3255 Wing St., No. 500
St. Vincent de Paul Village	Joan Kroc Center - Men's Program	Fam with Children	General Homeless	110	1501 Imperial Ave.
St. Vincent de Paul Village	Joan Kroc Center for Families	Adult Men	General Homeless	32	1501 Imperial Ave.
St. Vincent de Paul Village	Josue House III	Women with children	General Homeless	133	1501 Imperial Ave.
St. Vincent de Paul Village	Josue Program	Adult Men	HIV/AIDS	11	1501 Imperial Ave.
St. Vincent de Paul Village	Men's Fresh Start (Bishop Maher Center)	Adult Men &/or Wmn	HIV/AIDS	26	1501 Imperial Ave.
St. Vincent de Paul Village	Paul Mirabile Center (Men's Program)	Men with Children	General Homeless	150	1501 Imperial Ave.
St. Vincent de Paul Village	Paul Mirabile Center (Women's Program)	Adult Men	General Homeless	270	1501 Imperial Ave.
St. Vincent de Paul Village	S.T.E.P for Single Women	Adult Women	General Homeless	80	1501 Imperial Ave.
St. Vincent de Paul Village	Toussaint Teen Center	Adult Women	General Homeless	35	1501 Imperial Ave.
Stepping Stone	Enya House	Homeless Youth	General Homeless	30	633 State St.
		Adult Men &/or Wmn	HIV/AIDS & Alco/Drug Ab	10	5128 Ewing St.

AGENCY	PROGRAM NAME	TARGET POPULATION	SPECIAL NEEDS	BEDS	ADDRESS
The Salvation Army	Adult Rehabilitation	Adult Men &/or Wmn	Substance Abuse Treatment	125	1335 Broadway
The Salvation Army	Door of Hope - Haven Program	Women with Children	General Homeless	12	2799 Health Center Dr.
The Salvation Army	Family Development Center	Fam with Children	General Homeless	60	726 "F" St.
The Salvation Army	STEPS	Adult Men	General Homeless	50	732 "F" St.
Tradition One	Tradition One - Men	Adult Men	Substance Abuse Treatment	46	4104 Delta St.
Tradition One	Tradition One - Women	Adult Women	Substance Abuse Treatment	8	4104 Delta St.
Turning Point Home of San Diego	Turning Point Home	Adult Women	Substance Abuse Treatment	5	1315 25th St.
United States Mission	Men's Shelter	Adult Men	General Homeless	17	2611 "G" St.
United States Mission	Women's Shelter	Adult Women	General Homeless	4	2611 "G" St.
Vietnam Veterans of San Diego	Mahedy House	Single Veterans	SMI & Substance Abuse Tr	14	866 24th St.
Vietnam Veterans of San Diego	Rehabilitation Center	Single Veterans	SMI & Substance Abuse Tr	80	4141 Pacific Highway
Volunteers of America	Amigos Sobrios	Adult Men	Substance Abuse Treatment	14	741 11th Ave.
Volunteers of America	Sobriety House - Men	Adult Men	Substance Abuse Treatment	28	1111 Island
Volunteers of America	Sobriety House - Women	Adult Women	Substance Abuse Treatment	6	1111 Island
Way Back	Way Back	Adult Men	Substance Abuse Treatment	18	2516 "A" St.
YMCA	Oz San Diego	Homeless Youth	General Homeless	10	3304 Idlewild Wy.
YWCA	Passages	Adult Women	General Homeless	80	10th & C
Winter Shelter					
Catholic Charities	Rachel's Cold Weather Program	Adult Women	General Homeless	20	759 8th Ave.
County	Motel Voucher	Fam with Children	General Homeless	26	349 Cedar St.
Ecumenical Council of San Diego	ISN Rot'l Shltr - San Diego Beaches	General Population	General Homeless	12	P.O. Box 3628
Ecumenical Council of San Diego	ISN Rot'l Shltr - San Diego Inland	General Population	General Homeless	12	P.O. Box 3628
St. Vincent de Paul Village	Overflow Winter Shelter	Adult Men &/or Wmn	General Homeless	173	1501 Imperial Ave.
St. Vincent de Paul Village	Winter Shelter	Adult Men &/or Wmn	General Homeless	250	1501 Imperial Ave.
Vietnam Veterans of San Diego	Winter Shelter	Single Men	Veterans	150	4141 Pacific Highway
TOTAL BEDS				3079	

H. Energy Conservation Needs

1. Background

California's rising energy needs highlight the critical need for energy efficiency in housing. Energy costs directly affect housing affordability. Also, energy needs to support residential development add demand to an already strained electricity infrastructure system. Therefore, maximizing energy conservation in residential development is a key criterion for sustainable development.

California is a leader in establishing building standards for residential construction to ensure that homes are built to be energy efficient. State building standards for energy efficiency have been in effect for over 20 years, and are updated regularly to keep pace with changing energy technologies. State regulations require residential developers to comply with energy efficiency standards and local jurisdiction building departments are responsible to verify compliance.

Special energy efficiency programs funded by the state and utility ratepayers encourage architects, builders and developers to design and build new construction which exceeds the state's minimum energy efficiency standards. This helps to lower utility costs to residents, lessen demand on the utility infrastructure and maximize energy conservation.

2. Title 24, Part 6 - California's Energy Efficiency Standards for Buildings

The Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The California Energy Commission adopted updated standards incorporating new energy efficiency technologies and methods in 2001, as mandated by Assembly Bill 970 to reduce California's electricity demand. These new standards went into effect on June 1, 2001. The State's energy standards, along with standards for energy efficient appliances, has saved the State more than \$20 billion in electricity and natural gas costs. It is estimated that the standards will save the State approximately \$57 billion by 2011.

The energy efficiency standards are aimed at major building components that impact energy use in new residential buildings, additions and alterations, lighting, water heating, air-conditioning systems and the building envelope (roofing, insulation and windows). The standards include mandatory measures, along with prescriptive packages and alternative performance methods to demonstrate compliance. State regulations require compliance with Title 24 energy standards before a building or occupancy permit is issued.

3. Compliance and Enforcement Phases of the Building Process

The goals set by any building standard are no better than the level of cooperation and communication among the parties involved in the building process. These parties may include

some or all of the following: architect or designer, builder/developer, purchasing agent, general contractor, subcontractor/installer, energy consultant, plan checker, inspector, realtor and owner/first occupant. To help resolve potential energy compliance issues, the Title 24 Energy Efficiency Standards specify detailed reporting requirements that are intended to provide design, construction and enforcement parties with needed information to complete the building process and ensure that the energy features are installed in their phase of responsibility.

4. Going Beyond Compliance with Title 24 Energy Efficiency Standards

Compliance with the energy efficiency standards ensures that new construction meets the State's minimum standards for energy efficiency. However, energy saving technologies are available which can make developments much more energy efficient than meeting the State's prescribed minimum standards, thereby reducing energy needs in the San Diego region, reducing electricity demand on a strained infrastructure and providing lower utility bills to residents.

However, many of these measures may result in increased costs to builders, with resulting higher home purchase or rental costs to recover the increased investment in advanced energy efficiency measures. There are a variety of state-funded and utility ratepayer-funded energy efficiency programs available to offset the increased cost of initial investment in energy saving technologies. Examples of advanced energy efficient technologies and programs for new residential construction include:

- Solar Powered Electricity (Photovoltaics)
- Solar Water Heating and Solar Pool Heating
- ENERGY STAR® Labeled Appliances
- ENERGY STAR® Labeled Appliances

Awareness and support of these programs are critical to encourage builders and developers to go beyond the minimum standards and minimize energy requirements of new residential construction. In the long run, this results in lower utility costs to residents and lower electricity demand on the state's overtaxed electricity infrastructure.

**HOUSING ELEMENT
VOLUME II**

CONSTRAINTS TO DEVELOPMENT